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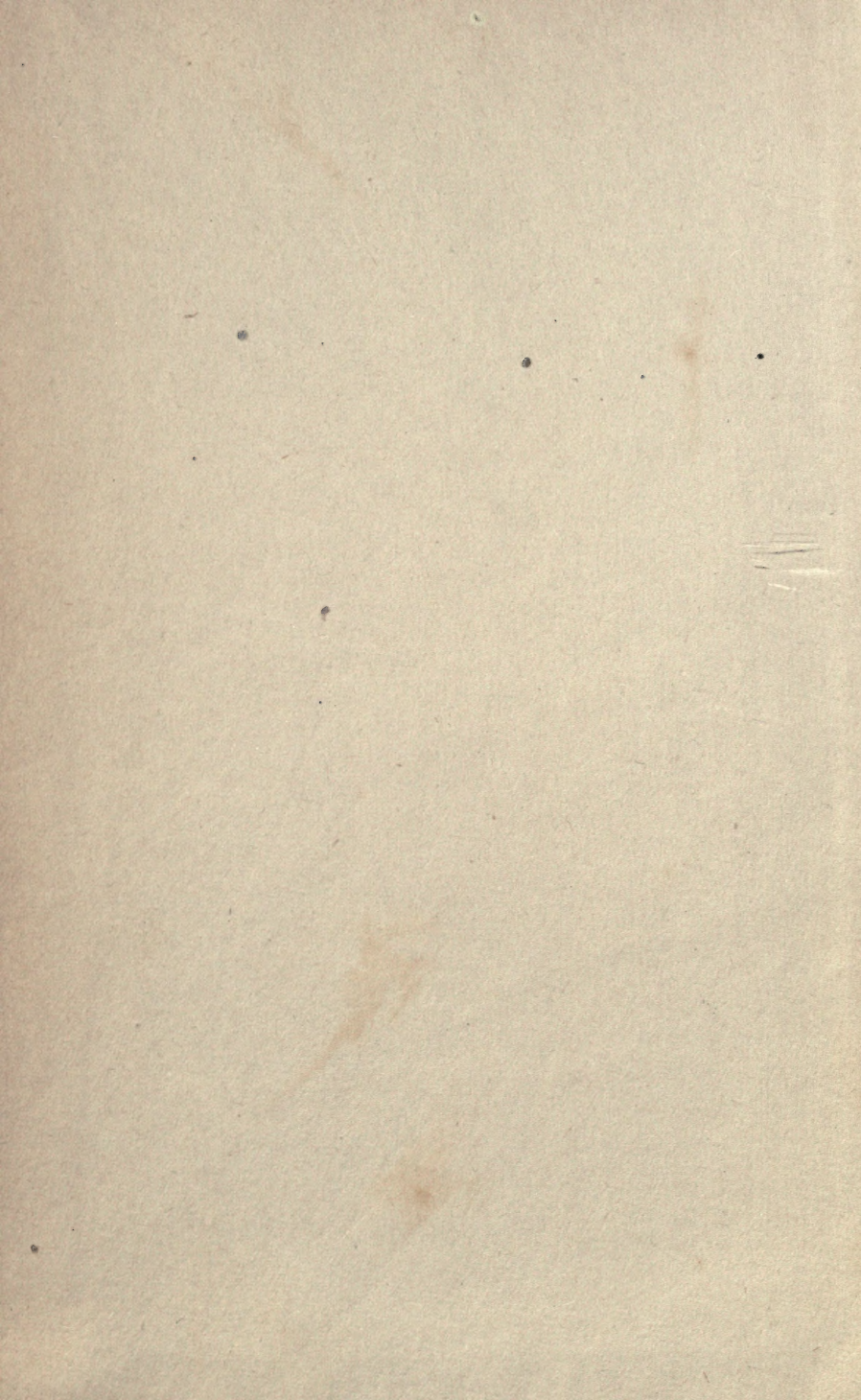
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HOUSING BETTERMENT

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No. 2

JACOB A. RIIS.

The cause of Housing Reform has lost one of its chief leaders in the death of Jacob A. Riis. To the thousands who have been inspired by him to lives of usefulness his death is a personal and real grief. What housing reform owes him is beyond measure. This service was not merely in the things he did. He was an influence. His life with its spirit of youth, and its buoyant optimism was a message of hope and an inspiration to service to all who came in contact with him.

As simple, genuine and fearless as a child he did the work of many men. His life was not only a "battle with the slum," it was a battle for the home. His works live after him. His Spirit is immortal.

THE NEXT NATIONAL HOUSING CONFERENCE.

The Committee appointed to assist the Secretary in preparing the programme for the next National Housing Conference (Minneapolis, Oct. 21, 22 and 23, 1914) has made its report. Among the papers to be presented for discussion included in the Preliminary Programme are Housing and the Police Power, Land Sub-division and Its Effect Upon Housing, Causes of Bad Housing, Effects of Bad Housing, Taxation and Housing, the Place of Housing Work in a Health Department, and the Alley Problem—which is ever present in most of our cities. There will be two section meetings each morning on October 22 and 23, one on Construction and Management and the other on Laws and Administration. On the first morning the Committee on Construction and Management will discuss Land Sub-division from the point of view of the development company, supplementing the discussion on the

same subject before the general meeting the afternoon before, when it will be considered from the point of view of developing the city as a whole. At the same time the Committee on Laws and Administration will discuss the Point of View of Public Officials. On the second morning the Committee on Construction and Management will discuss Floor Plans, which present one of the most difficult problems with which builders of inexpensive dwellings have to contend. Meanwhile the Committee on Laws and Administration will consider the Best Mechanism for Administration.

There will be a round table luncheon each day. At one Reports from Delegates will be received, at another the Needs and Opportunities of Minneapolis will be presented. The Conference will close with a banquet given to the members of the National Housing Association by citizens of Minneapolis.

Best and Worst of Minneapolis.

On the afternoon of the second day the members of the association will be taken on an inspection trip about the city to see its worst and its best. What they will see will differ considerably from what they saw in New York, Philadelphia and Cincinnati, for Minneapolis is a younger city than any of these and is laid out on more generous lines. In fact Minneapolis believed until recently that it was the unique city that had no slums. It has investigated since then, however, and learned better. As one result the Civic and Commerce Association, which is to be the host of the Conference, has appointed a Housing Committee that has divided its work among several sub-committees. One of these is preparing an ordinance on sanitation and fire protection. A second is studying methods employed elsewhere to provide attractive and comfortable homes for workmen at nominal rentals. A third is studying the principles involved in opening up new tracts for housing. A fourth is studying the question of dividing the city into industrial and residential districts. A fifth is carrying on a campaign of education to arouse interest in the whole subject of better housing.

So it is evident that delegates at the Conference will have opportunity to see practical attempts to apply the principles laid down in the Conference discussions.

What Investigators Found.

In this connection a quotation from a report made by Dr. Hermann M. Biggs, state health officer of New York, and Prof. C. E. A. Winslow, is of interest to our delegates. These two well known sanitarians were employed by the Civic and Commerce Association to investigate health conditions in Minneapolis and to make recommendations. "So far as housing conditions are concerned," they said, "outside of lodging houses the health department confines itself to the condemnation of dirty and unsanitary premises and two groups of houses in the neighborhood of the City Hall have recently been condemned on this ground.

"The general regulation of tenement construction rests with the Building Department. The ordinance under which this department works is a rather lenient one, considering the character of the city. Sleeping rooms may open on a 'well ventilated' light shaft nine square feet in area or if provided with 'proper ventilation' into a corridor. At present what bad housing conditions exist in Minneapolis are for the most part left over village conditions, small shacks with no proper toilet facilities and untidy yards.

"The city housing problem is rapidly taking shape, however. In several different sections we found typical examples of bad tenement construction with dark interior rooms and dark, untidy cellar toilets. There is no reason why such conditions should exist in a city so sparsely settled as Minneapolis. Before they become general, a more rigid tenement ordinance should certainly be framed, which need work no hardship at the present time, but which will be more and more difficult to enforce if the evil is allowed to grow."

We would amend this recommendation to call for a housing ordinance rather than a tenement house ordinance. It is to be hoped that Minneapolis will continue to be predominantly a city of small houses, and small houses as well as tenements, or multiple dwellings, should be kept up to wholesome standards.

PROCEEDINGS OF THE CINCINNATI CONFERENCE.

The Proceedings of the Third National Housing Conference (Cincinnati, December 3, 4 and 5, 1913) have just come

from the press. They form an even more interesting volume than those preceding. The papers presented were: Garden Cities, Co-operative Housing, How to Get Cheap Houses, The Problem of the Old House, Restricted Residence and Business Districts in German Cities (discussion dealt largely with American cities), Housing of Workers at Industrial Plants, Transit and Housing, and Public Health Administration and Housing. The discussion of each of these papers, which is published at length, was unusually spirited. At the round table luncheons there were reports of progress by delegates, supplemented by a general report on the progress of the year, and discussions on Women and Housing Reform, and the Government and the Housing Problem. The principal speaker at the banquet was former President Taft, who declared that he welcomed this opportunity to prove to a group of social workers that "while the lamp holds out to burn the vilest sinner may return."

The type and arrangement are similar to those in the second volume and the binding is the same as that of Volumes I and II. Price to those not members of the National Housing Association, \$2.00, postpaid. Free to members.

TYPES OF WAGE-EARNERS' HOUSES.

The British Local Government Board has issued a Memorandum describing the kind of houses which it believes should be erected for wage-earners. This Memorandum is too long to be reproduced here, its statement in regard to the types of houses most suitable is too good not to be quoted.

"The type of dwelling which may perhaps be regarded as the most suitable in ordinary circumstances is the self-contained house. This type is generally more popular than the tenement dwelling contained in large blocks, and has advantages in respect of health and comfort which are not shared by the latter. Occasionally there may be a demand for accommodation of a limited character, e. g., accommodation for newly married couples or for aged persons without a family, and in such cases it may be desirable to meet the demand by the provision of two-story houses consisting of two self-contained dwellings; but, generally, it would seem desirable to avoid, where practicable, the erection of blocks of buildings containing a series of tenements."

CITY PLANNING AND HOUSING AT TORONTO.

The National City Planning Conference held in Toronto the latter part of May was unusually interesting, and especially so to housing workers. Mr. Veiller's paper on Protecting Residence Districts and the discussion which followed bore upon the housing question more directly than any other. And as Toronto has actually applied the principle of protecting residence districts against the invasion of business or even apartment houses, the delegates were able to see a practical demonstration of the benefits promised. For the residence districts of Toronto are unusually attractive. In one or two of the more recent developments there have been attempts at town planning which the delegates studied with great interest. Two features of this work were the subjects of many informal discussions; first, the curved streets; second, the distances dwellings were, by ordinance, required to set back from the street line.

Many of the delegates visited the wage-earners' dwellings erected or in course of erection by the Toronto Housing Co., whose work has been described in previous numbers of Housing Betterment. The Spruce Street houses are now completed and occupied, those on Bain Avenue are at the interior finishing stage.

CHICAGO UNITES ITS FORCES.

Ten years ago the city of Chicago was the pioneer in housing reform work in the Middle West. Following the example of New York, housing reform was taken up, the City Homes Association was organized, a thorough investigation of local housing conditions was made and a comprehensive report published.

A year or two later a thorough-going tenement house law was placed on the statute books in the form of a local ordinance as part of the building code.

At the same time those interested in this movement brought to Chicago from New York, Charles B. Ball, who had just finished his work with the New York City Tenement House Department. Mr. Ball became the chief executive officer of the City Homes Association and for some time made life a burden for derelict public officials who were inclined to

treat the new tenement house law as a joke. They soon got over this tendency.

Then the City Homes Association conceived the wise plan of having Mr. Ball appointed Chief Sanitary Inspector in the Chicago Health Department. A civil service examination was held and Mr. Ball qualified and was appointed.

Then followed a long fight on the part of the local officials against Mr. Ball's appointment on the ground that he was a "foreigner," but the forces of reform won out.

Since those days the City Homes Association has not been especially active, but the work of housing reform has been carried on aggressively ever since by Mr. Ball from his position of vantage inside of the Health Department. Repeated attacks on the tenement house law have been successfully repelled by him and advance steps taken at various times to strengthen that law. In this work Mr. Ball has had the enthusiastic support of his superior officers, former Health Commissioner Evans and present Health Commissioner Dr. George B. Young.

During this time a strong body of public sentiment has been built up and many citizens' organizations, such as the City Club, the Chicago Woman's Club, the Women's City Club, the Association of Commerce, and others, have had housing committees and have shown great interest in the subject, but notwithstanding this interest there has not been as much progress made in the reform of housing conditions throughout these later years as is desirable.

Recently an important step was taken which promises to put Chicago in the front rank of cities working for housing reform. Toward the end of May a new organization was formed to be known as the Chicago Housing Association. It is intended to unite all the various forces that have heretofore wasted some of their strength in scattered efforts.

The decision to unite in this way was reached last fall upon the occasion of the visit of the Secretary and Field Secretary of the National Housing Association to Chicago, when the whole situation was thoroughly discussed with representatives of these different organizations.

A new plan of organization was perfected in May at a meeting addressed by Mr. de Forest, whose remarks, one

of the Chicago newspapers said, might be summarized into two words: "Get action." Among the Chicagoans who spoke at this meeting were: Dr. W. A. Evans, Dr. Charles R. Henderson, Miss Mary McDowell, Judge Julian W. Mack, George E. Hooker, Charles B. Ball and Walter D. Moody.

The officers chosen are: president, Mr. Elmer E. Adams; vice-president, Mrs. Emmons Blaine; secretary, Mr. Herbert J. Friedman; directors: Miss Jane Addams, Mrs. Harry Hart, Dr. Isaac Abt, Charles B. Ball, Albert M. Kales, Eugene T. Lies, Allen B. Pond, Mrs. Mary E. Ahern, Mrs. Jesse Lowenhaupt, T. W. Allinson, Victor Elting, Bryan Lathrop, Walter D. Moody, Thomas W. Swan, Charles H. Wacker.

With such a strong citizens' organization in the field, carrying on a constant educational campaign and backing up the efforts of public officials, Chicago should make far more progress in the future than it has in the past.

DUBLIN INVITES OUR CO-OPERATION.

The newspapers and magazines have informed us of the deplorable housing conditions discovered in the capital of Ireland by a recent official investigation. This discovery is to be followed by efforts at improvement. Lord Aberdeen, Lord Lieutenant of Ireland, has offered a prize of \$2,500 for the best town planning design which may be submitted and there is prospect of other prizes for successful contestants. The designs must be submitted on or before September 1, 1914, at the following address:

Town Planning Competition,
The Civic Exhibition,
Linenhall Buildings,
Dublin, Ireland.

The three judges are Prof. Patrick Geddes, Edinburgh, Scotland; Charles J. MacCarthy, City Architect, Dublin; and John Nolen, M. A., Harvard Square, Cambridge, Mass. Americans may apply to the last named for full particulars.

The object of the competition is to elicit plans and reports of a preliminary and suggestive character and thus to obtain contributions and alternatives which may be of value towards

the guidance of the future development of the city in its various directions. The judges will give credit in their report for suggestions of interest as well as for solutions of value.

Schemes shall be treated as far as possible under the following main headings:

- a. Communications.
- b. Housing, central and suburban.
- c. Metropolitan improvements.

Under housing the items are:

1. Existing tenements.
2. Dwellings required, estimated at 14,000.
3. Density of housing, in rebuilt town quarters not to exceed 100 persons to the acre, in the suburbs 60 persons to the acre.
4. Period of execution about 10 years, with approximate estimates of expenditures for each stage.

Data will be supplied each of the contestants. The entrance fee is five dollars, which will be applied toward the cost of supplying books, maps, etc., to intending candidates. The competition is in connection with a Civic Exhibition to be held in Dublin during the summer and fall.

BILLERICA GARDEN SUBURB.

To the Massachusetts Homestead Commission the United States will probably owe its first co-partnership housing experiment, and certainly its first true garden suburb embodying all the English ideals: site planning, limited number of houses per acre, wholesale operation, limited dividend and participation by the residents. During the past year the commission has outlined plans designed to adapt this method of financing wage-earners' dwellings to American conditions. Meanwhile it has sought opportunity to give these plans practical application. Four sites were under consideration, but of these, that at North Billerica, 27 miles from Boston, seemed to offer the greatest advantages. There the Boston and Maine Railroad established its repair shops early in the year, at once creating a demand for good dwellings. As these shops have already

brought 1,200 operatives to the little community, and will ultimately add 10,000 or more to its population, the opportunity for doing a good piece of constructive work is evident. The project has the approval and backing of officials of the shops, who desire, as much as do the workmen, to secure good living conditions. Land is still cheap, though much of it has been exploited and is no longer held at prices attractive to the workmen.

The following description was written by Arthur C. Comey, a member of the Commission, who is especially interested in this phase of its work:

"Options were placed on a tract of 57 acres, favorably located, adjoining the North Billerica Station and the present village center, where schools and other public buildings make immediate development possible. This lies less than a mile from the shops and, furthermore, a free workmen's train carries the men directly from the North Billerica Station into the works. The cost of this property is far below that demanded by real estate operators further from the works and with much less attractive surroundings.

"A sketch plan and perspective of the tract shows the proposed type of development along advanced Garden Suburb lines, with an average of 5 to 6 families per acre. Of special aesthetic value is the river frontage and a large grove of pines in the southwest section. The underlying gravel and sand furnish abundant material for concrete construction, and greatly simplify the grading of roads and sanitary problems. Water is already piped upon the estate, supplying 16 houses, now in the southeast corner, which yield an income of \$1,600 per annum, sufficient to pay all carrying charges not chargeable to development.

"We have here a combination of advantages—demand for many homes, cheap land, and low construction cost—the moral support of the B. & M. officials is added assurance of its success from the start. In fact, many operatives have already signified their intentions of living on the tract.

"The 57 acres held under option have been taken over and a company formed, including as two of its directors the superintendent of the B. & M. shops and the president of the local board of trade, who has actively promoted the establishment of the suburb from the start. A greater or less portion will be turned over to a co-partnership society for development by that method. In another section houses will be sold outright on instalments, each owner taking up ten per cent. of value in stock. In a third section houses for rent will be built and in the fourth district the company

will construct special buildings as the demand arises for shops, lodging, boarding houses, etc.

"Briefly stated the company proposes to solve permanently the increasingly difficult housing problem on the areas under its control—by elimination of speculative profits, distributing the payments for the home, wholesale operations, constructing houses of durable materials, limiting the number of houses per acre, scientific planning along advanced garden suburb lines, providing community buildings and playgrounds, laying out allotment gardens, and promoting the formation of a co-partnership society.

"Capital to the extent of \$20,000 paid in and \$30,000 pledged is sought to initiate the undertaking."

The money to start the development is already in great part available. Twenty-one thousand dollars has been raised in mortgages and land valued at \$6,000 has been turned over for stock. Several thousand dollars of free capital has been pledged, and although some five thousand more is needed to carry out a large building programme, much can be gradually done through the co-operative banks of Massachusetts, which will loan up to 80% of the value of the property.

THE LESSON OF SALEM.

On June 26th the City of Salem, Mass., a thriving industrial New England town of 44,000 people, was almost completely destroyed by fire. To-day it stands desolate, a mass of charred ruins, 20,000 people made homeless, fifteen millions of dollars swept away, 9,000 people thrown out of work.

What has happened here is likely to happen at almost any time in every city in the United States.

Salem is now reaping the harvest of its past neglect. It is now realizing for the first time the insensate folly of building a city of wooden houses. And yet notwithstanding this lesson will its neighboring cities in Massachusetts profit by Salem's experience? Will they prohibit by law from now on the erection of the infamous "three-decker," the three-story wooden tenement house, or will they continue to refuse to take this elementary step in fire-prevention?

Will Salem herself rise from the ashes a brick or concrete city, or will she repeat San Francisco's folly and replace a wooden city with another wooden city?

How many other cities will take the lesson to heart? In how many will they stop the erection of more wooden buildings? The opportunity of the Housing Reformer is close at hand. He should use the lesson of the Salem fire to protect his own community, before it too is laid in ashes.

NEWS NOTES.

Alabama.—Sociological Congress, May 3-5, formally decided to work for the enactment of a state housing code.

Akron, O., has found a practical use for the students in its municipal university. Under the guidance of a captain or a lieutenant from each of the eight fire engine houses of the city, a detail of them investigated housing conditions. Their report, submitted to the Chamber of Commerce about two weeks ago, gives facts that it is well for Akron to know. Of 288 homes visited, 132 had no sewer connection, and of 286 there were 205 with closets in the yard, but none in the house. Of 276 places with toilets in the house, 182 were unsanitary. In fifteen cases three families were using the same toilet, in twenty cases four families used the same toilet and in eighteen there was no closet whatever. Of 255 houses, 50 were without water either in the house or the yard and 137 had water in the yard only. Of 297 houses only 122 had city water, 114 had well water and 11 depended upon springs. The report ended with the recommendation that a housing inspector be appointed who could give his whole time to this work.

Allentown, Pa., is beginning to look behind the census returns. It finds that it is growing at the rate of 200 population per month. Many cities would be satisfied to let it go at that, priding themselves on a "wholesome, normal growth." The Call, however, is not satisfied; it wants to know where the 200 find shelter. It quotes the city's slogan, "Dwell here and prosper," and adds that the city is put in the position of bidding for home seekers and then disappointing them. When a newspaper proclaims this fact, its city is on the way to becoming in fact a city of homes.

Atlantic City, N. J., entertained the American Academy of Medicine in June and so had opportunity to hear at first hand

the opinion of Dr. Estes Nichols, of Portland, Me., a three-decker city, that apartment houses are promoters of race suicide. "Both owners of modern apartment houses and their tenants," he is reported to have said, "discourage the presence of children. The housing of families one above the other, many stories high, is unnatural and unhealthy."

Boston.—The City Planning Conference in Toronto gave some influential Bostonians a text for home use. For the past year or two Boston has been giving a good deal of thought to its many miles of wooden three-decker tenements. Business men have called attention to the rapid depreciation of such buildings and have produced figures to show that whatever is saved in construction cost is more than swallowed by upkeep charges. Consequently the wooden three-decker is not economical. Then there have been some disastrous fires, as newspaper readers know, which added point to these calculations. In Toronto, the Bostonians found, wooden buildings are very few and are confined to the outermost fringes of the city. And this in spite of the fact that lumber is cheaper and bricks or other fire-resistive material dearer than in Boston or most other parts of the United States. So on their return Messrs. Frederick Law Olmsted, John Nolen and John J. Walsh were quoted in the newspapers as confirmed in the opinion that the time has come for Boston to say that there shall be no more wooden buildings.

Chester, Pa.—For a year the third-class cities of Pennsylvania have had a city planning law that seemed to promise much for their future development. This law authorized these cities to appoint city planning commissions which would have jurisdiction within the city and for three miles outside its limits. All ordinances relating to buildings, the layout of streets, parks, playgrounds, etc., must be submitted to and approved by the commission before going into effect. Anyone living within a radius of three miles from the city, upon laying out or plotting ground, must submit plans and secure approval from the commission before the work is done.

There can be no question as to the immense value to any growing community of the application of this policy. Most of our troubles have come from unregulated, haphazard development. Many of the Pennsylvania cities realized this and

appointed commissions, among them Chester. Then two builders in Chester applied to the city building inspector for a permit to erect fourteen houses. They were refused on the ground that the proposed layout was not in accordance with building law. The case was taken into court and Judge Broomall of Delaware County decided that the city planning commission has no jurisdiction to approve or disapprove of said operation and no power or authority in connection therewith and that the action of the commission disapproving of the said operation is void and of no effect.

It is to be hoped that the case will be appealed to the higher courts and a clear statement as to the weaknesses of the law—if the higher court holds that the law has weaknesses—obtained, so that they may be rectified. It is essential that some authority have power to prevent developments that are plainly inimical to the public good.

Cleveland, O., as our readers know, is making progress in raising its housing standards. Its latest move has been to order about three hundred houses razed. The effect, however, is much the same. The elimination of a number of houses in most of our cities would do much to raise the average for that city. But Cleveland, with its usual clear-sightedness, is not content simply to pull down old dwellings; it proposes to find out where their inhabitants go, if to better quarters, if they pay more rent, if their standard of living is improved, or if they drag down the neighborhoods to which they move. Such follow-up work will in course of time give us knowledge of great value in all kinds of social work.

Concord, Mass., where the minute men once fired a shot heard round the world, and did it, so we have always been given to understand, in defense of their homes, has decided to live up to its traditions. At the last town meeting it voted by an overwhelming majority to adopt the Tenement House Law in order to keep out the wooden three-decker tenement and keep in the single family house.

Galveston, Tex.—Some of the county and city officials of Galveston have been investigating local housing conditions. Some they found in the central part of the city “range from very bad to the worst imaginable.” These are to be investi-

gated again by the city health officer, the city engineer and the fire chief to make sure the first report is true. If so, "it is extremely likely that the owners will be notified to appear before the board of commissioners and show cause why the buildings should not be removed." It is to be hoped that the Galveston News, from which the above is quoted, will have history instead of prophecy to report in the near future.

Milwaukee, Wis., is beginning to think of the way its other half lives. On May 12th the News reported that Alderman Frederick Bogk was beginning to ask questions. On June 4th the Journal published the following queries of its own:

"Recently a very promising movement was started in the common council to revive the housing commission appointed some three years ago and to make it an active agent in the work of bettering conditions. What has become of Alderman Bogk's resolution? It should be followed up, for this is a matter which we cannot afford to neglect."

"We ignore our bad housing conditions until we have slums, and then we ignore the slums, mistakenly thinking that what we do not approve will somehow not grow and what we do not see does not exist. But we do not have to go to the slums. They come to us. And when it is too late we waken to see the results of the slum in our civic affairs, in our churches and in our industries."

"The slum weighs heavily upon the city, breeding a class of citizens who are a dead weight to civic progress. It hampers industry by breeding disease, which renders men unfit for work. It falls upon the church by creating a class of people who through their environment are led into crime and wrong living which lowers the moral tone of the entire community and makes harder the work of the church."

"Is Milwaukee able to withstand these effects of bad housing conditions? If she is, she is the exception to every city in the world. If not, she ought to take a look at her backyard and begin to clean up."

New Bedford, Mass.—The heads of several of the city departments recently investigated conditions in the poorer parts of town. They found all that was to be expected. So they held a conference to outline a campaign which would do away with some of the more superficial menaces to life and health; accumulations of rubbish, overcrowding and variously encumbered stairways, etc., etc. When all this has been done, and the campaigners have rested, and then investigated again

and found conditions as bad as ever, perhaps New Bedford will awaken to the fact that it should adopt the permissive Tenement House law passed by the Legislature two years ago. Perhaps it may even be convinced of the need of a real housing law, such as it is proposed to submit to the Legislature next winter.

New Britain, Conn., is one of the smaller cities that have taken the pains to learn the facts about themselves. One result is that it is trying to improve its housing conditions. Mayor George A. Quigley is planning to build about a dozen two-family houses in the crowded north end. He does not believe that these houses will go very far toward solving the problems there, but he hopes they may prove a beginning.

Philadelphia.—The Supreme Court of Pennsylvania recently rendered a decision which interferes greatly with the successful operation of a law designed to improve Philadelphia's housing conditions that was passed by the Legislature last year. This law discontinued the three divisions of drainage, nuisance and tenement house inspection in the Philadelphia Bureau of Health and established in place of them one division, entitled the Division of Housing and Sanitation.

This law was secured by the Philadelphia Housing Commission and had the approval of the Blankenburg reform administration. It did not have the approval of the city councils, however, which are dominated by hostile interests, and councils refused to make any appropriation for the new division while continuing the appropriations for the three old divisions. The question was taken into the courts and appealed to the Supreme Court, which decided that the law was defective in several particulars and that in any case the initiative of putting it into effect rested with councils, not with the administration. Therefore, as councils had appropriated money for the old divisions and none for the new, the old divisions are in existence and the new is not. This does not mean the end of the struggle, for the advocates of the law are still hopeful.

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Housing Betterment

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No. 2

AN EPOCH-MAKING DECISION.

FOR years city planners and housing reformers have sought some way by which it would be possible to establish residential districts in our cities and keep out of them objectionable industries of various kinds.

The attempts to protect the residential character of neighborhoods through private agreement have proved so unsatisfactory in the past that a few years ago efforts were made to accomplish this result through the use of the police power.

How far the courts would uphold the use of the police power to accomplish this purpose has always been a question of grave doubt even in the minds of the most enthusiastic supporters of this method of regulation.

They were much encouraged by a decision of the California courts a few years ago where the right of the city of Los Angeles to establish residential districts and to exclude therefrom various industries—in this case a brick yard—was affirmed by the highest court of that State.

In a few other States there have been similar decisions sustaining the exercise of powers of this kind, while in others there have been decisions of the courts declaring such laws unconstitutional.

What action the highest court of the land, the United States Supreme Court, would take on this important issue has been very much in doubt.

Now, however, comes this epoch-making decision of Justice McKenna, of the U. S. Supreme Court, concurred in by a unanimous bench, handed down on January 5th of this year, affirming the decision of the California Supreme Court in this

brick yard case (*Hadacheck v. Sebastian*, Chief of Police of the City of Los Angeles, 239 U. S., 394).

The decision in question is not only epoch-making in its recognition of the right of cities to establish residential districts and exclude therefrom various industries, but it is even more important in the enunciation of certain principles set forth by the Court, especially in the decision of the Court following its reasoning in an earlier case (*Reinman v. City of Little Rock*, 237 U. S., 171) that industries and occupations excluded from such districts need not be nuisances *per se* but may be excluded if declared to be in effect nuisances either in fact or in law.

We wish that there were space here to give in full this important decision of Justice McKenna's, and we advise every housing reformer and city planner to get the advance sheets above referred to and read the opinion in detail. The Official Reporter summarizes the decision as follows:

"While the police power of the State cannot be so arbitrarily exercised as to deprive persons of their property without due process of law or deny them equal protection of the law, it is one of the most essential powers of Government and one of the least limitable—in fact, the imperative necessity for its existence precludes any limitation upon it when not arbitrarily exercised.

"A vested interest cannot because of conditions once obtaining be asserted against the proper exercise of the police power—to so hold would preclude development. *Chicago & Alton R. R. v. Tranbarger*, 238 U. S. 67.

"There must be progress, and in its march private interests must yield to the good of the community.

"The police power may be exerted under some conditions to declare that under particular circumstances, and in particular localities specified businesses which are not nuisances *per se* (such as livery stables, as in *Reinman v. Little Rock*, 237 U. S. 171, and brick yards, as in this case) are to be deemed nuisances in fact and law.

"While an ordinance prohibiting the manufacturing of bricks within a specified section of a municipality may be a constitutional exercise of the police power—*quoere* whether prohibiting of digging the clay and moving it from that section would not amount to an unconstitutional deprivation of property without due process of law.

"This court cannot consider the contention of one attacking a municipal ordinance that it denies him equal pro-

tection of the laws when based upon disputable considerations of classification and on a comparison of conditions of which there is no means of judicial determination.

"In this case, the charges of plaintiff in error that the ordinance attacked and alleged to be ruining his business was adopted in order to foster a monopoly and suppress his competition with others in the same business, is too illusive for this court to consider, the state courts having also refuted it.

"The fact that a particular business is not prohibited in all sections of a municipality, does not for that reason, make the ordinance unconstitutional as denying equal protection of the law to those carrying on that business in the prohibited section—conditions may justify the distinction and classification.

"In determining whether a municipal ordinance goes further than necessary to remedy the evil to be cured, this court must, in the absence of clear showing to the contrary, accord good faith to the municipality.

"Whether an ordinance is within the charter power of the city or valid under the state constitution are questions of state law.

"An ordinance of Los Angeles prohibiting the manufacturing of bricks within specified limits of the city, *held*, in an action brought by the owner of brick clay deposits and a brick factory, not to be unconstitutional as depriving him of his property without due process of law, or as denying him equal protection of the laws. 165 California, 416, affirmed."

There are still one or two questions left open. For instance, it is not absolutely settled by this decision that it would be possible to exclude an apartment house or an ordinary store or shop from a private residence district. Whether the U. S. Supreme Court would uphold such legislation would depend largely on whether it was shown to the Court conclusively that this was a reasonable exercise of the police power.

In other words, it would depend very largely upon the presentation of the facts in the case and the ability of those urging legislation of this kind to justify and support such legislation to the satisfaction of the Court.

One of the significant things about this remarkable decision is that it bases the action not upon the question of whether the industry in question is dangerous to health or safety, but

on the "general welfare" aspects of the police power. This door once opened, no man can say what may enter in.

Other Recent Decisions.

The decision of the U. S. Supreme Court in the case of *Reinman v. The City of Little Rock*, referred to above, is also of great importance in this connection.

In this case, the right of the City of Little Rock to exclude from a small, arbitrarily established district a livery stable which had been there for many years was at issue.

The Court in this case held that "even though a livery stable is not a nuisance *per se*, it is within the police power of the state to regulate the business and to declare a livery stable to be a nuisance in fact and in law in particular circumstances and particular places; if such power is not exercised arbitrarily or with unjust discrimination, it does not infringe upon the rights guaranteed by the 14th Amendment."

Another case which has given some city planners a feeling of uncertainty has been the case of *Stubbs v. Scott* (decided by the Maryland Court of Appeals, 95 Atl., 1060). This case, however, upon a careful reading has no bearing on the fundamental question under consideration.

The decision of the Court here hinges largely on the question of whether it is within the power of a public official such as an Inspector of Buildings to assume a subsequent use for a building contrary to the declared statements of the owner of the property of the actual evidenced use as disclosed by the plans.

In this case, the Mayor of the City of Baltimore and the Inspector of Buildings, Scott, refused to approve plans for a store to be used as a salesroom for automobiles, on the ground that the store in question was located in a district that was residential and that its location in such district would in their opinion be detrimental to property values and to the people in the neighborhood.

It should be noted that these public officials were in this instance acting solely on a broad grant of discretionary power given them by the Legislature to prohibit uses of buildings that might be injurious to health or safety, that no residential

district had been established in the city of Baltimore either by statute or ordinance, a very different situation from that in the other cases previously discussed.

One other case of a similar nature recently decided was that of *Richard Russell v. Carr*, City Manager of the City of Niagara Falls.

The City of Niagara Falls had enacted an ordinance forbidding the erection or operation of any factory within a certain prescribed area "unless the owners of two-thirds of the residences and apartment houses located within 200 feet of the place where such factory building is to be built and operated consent in writing thereto."

Justice Bissell, of the N. Y. Supreme Court, at Special Term on April 6th sustained the constitutionality of this ordinance as a proper exercise of the police power, basing his decision largely upon the recent decisions of the U. S. Supreme Court above referred to in the Hadacheck and Reinman cases.

An interesting feature of this decision is that the element of "frontage consents" of a substantial majority of the property owners in the district affected was one of the elements of the ordinance.

HOUSING IN BOSTON.

The Women's Municipal League of Boston has performed a notable service in presenting in popular form a striking resumé of housing conditions in Boston, in a printed pamphlet of 70 pages, illustrated with a series of diagrams and 59 photographs. This would carry conviction to a community less intelligent even than the New England metropolis.

Miss Ames, the Chairman of the Department of Housing of the League and Miss Clarke and Miss Bailey, the Inspectors of that department, have presented an indictment of the City of Boston which should cause every citizen in that community to determine that the conditions portrayed in this report shall be speedily remedied.

The report gains strength by being neither sensational nor exaggerated and carries conviction through its calm portrayal of the conditions disclosed. It runs the whole gamut of all the housing evils of all communities. In it we find shown in striking manner the evils of insanitary toilets and inadequate

ventilation. The scheme of "ventilating pipes" described is certainly one that is unique and will some day be exhibited as a "museum piece" to show the height of sanitary stupidity once reached by an intelligent community. Side by side with these conditions we find dilapidated and dangerous stairs, insanitary cellars, dark rooms, accumulations of filth, cellar and basement dwellings, fire hazards, lack of conveniences of living that amount to actual hardship, conditions of plumbing that beggar description. The report is a classic and should be in the hands of every citizen of Boston.

Housing reformers in all of the cities of the United States should at once familiarize themselves with this report and apply it to their own communities. A limited number of copies has been placed in the hands of the National Housing Association and can be obtained upon application and the remittance of 5c for postage.

BRIDGEPORT'S HOUSING SITUATION.

Probably no city in the country presents so extraordinary a situation as does the New England city of Bridgeport, rapidly getting to be known as the "Eastern Pittsburgh."

Before the European war Bridgeport had awakened to the seriousness of its housing conditions. A Housing Association had been formed, a paid executive appointed and a splendidly organized campaign of education of the community planned and carried into effect. Its Building Code had been strengthened and the three-decker outlawed for future construction.

Then the interest of its citizens in better housing suddenly seemed to sag. The Housing Association was allowed to die and to be merged in the activities of a newly organized Chamber of Commerce. The services of the paid executive who heretofore had devoted a large part of his time to the work of housing reform, were dispensed with and the Chamber of Commerce planned to take up and study the question of housing in a somewhat half-hearted way.

With the war Bridgeport was suddenly converted into a boom town. Its population was suddenly increased by 50,000. The whole town feverishly set to work to reap the fruit

of this sudden acceleration of business. Everybody prospered by it financially. The prices of real estate soared fabulously. Thousands of families of moderate means found that the taking in of lodgers and boarders was a "get rich quick" method that could not be equalled.

The new workers imported from other places found it almost impossible to get living accommodations. The summer bungalows located on the shore of the Sound not only in Bridgeport but in neighboring towns for miles in both directions were turned into permanent winter homes for the higher paid mechanics.

Tales of workingmen who bought railway tickets for the privilege of sleeping on the floor in the waiting rooms of the railroad station were reported as matters of common occurrence, and through it all, prices of all kinds rising.

One of the most recent developments has been the plan to erect tents housing ten families in each, but this is the limit beyond which the authorities evidently will not go, for they have declined to permit anything of this kind.

And now Bridgeport has had a "good-housing" show widely advertised, lasting for a week. It was, however, nothing more than a commercial exposition organized for the sake of selling house-building materials and house furnishings.

The Remington Arms and Ammunition Company, who have brought a large number of new workers into Bridgeport, have been studying the question of housing their employees and have contracted for the erection of a number of new houses for the housing of their own employees but this will not provide for the great mass of other employees in the town.

Bridgeport had a great opportunity. City planners, housing reformers and social workers have all pointed it out to Bridgeport. It is still not too late for Bridgeport to take advantage of it. It will be interesting to see whether her business men rise to the occasion or fail.

"WHAT OUR CITIES DO NOT KNOW."

Widespread comment and attention has been attracted to a study made by the National Housing Association of housing evils in the leading cities of the country.

The facts disclosed by the answers to a questionnaire sent out in 1914 to housing workers in 128 different cities located in all parts of the country have been published in a printed pamphlet of 29 pages under the significant title "What Our Cities Do Not Know." The purpose of sending out the questionnaire was to record what progress had been made during the year in the various fields of housing reform in those cities. The main fact disclosed by the inquiry, however, was that most of the cities did not know either what had been done in the way of improving housing conditions or the kind of conditions that they had present in their city.

In the first place, it is significant that out of 128 cities circularized, only 65 responded and that even in these 65 the returns were as imperfect as they were.

"Not only the largest cities, but progressive cities of a size more manageable, and others not so large, in which a knowledge of facts would not seem difficult to get, contribute to this proof that our cities do not yet know themselves. And yet these 65 cities are probably the best informed in the two countries, for out of 128 invited only these gave any of the information sought.

"After years of agitation by anti-tuberculosis societies, of preaching about light and fresh air, practically no city today knows how many dark, windowless rooms there are in its houses and only one or two cities are making any consistent effort to reduce the number.

"New York is in a class by itself so far as record of accomplishment goes. Ten years ago it had 256,515 dark rooms. Last year it had only 6,222.

FLY-BORNE DISEASES.

"Recognizing that privy vaults are a source of such fly-borne diseases as typhoid, many cities have armed themselves to swat the fly, but few have taken any effective measures to abolish the place from which he draws his poison.

"Several cities have become alarmed, however, and have made investigations, with such discoveries as these: St. Louis finds that it has 20,000 vaults; Philadelphia, 39,078; Minneapolis, 17,000; Grand Rapids, 4,400; Columbus, 1,800; Detroit, 5,800; Cleveland, 2,835.

"A city awakened to a peril nearly always sets to work to remove that peril. Toronto, which had 17,181 vaults in 1912, abolished 12,291 within two years. Philadelphia abolished an even greater number. St. Louis and Minne-

apolis, while agitated, have no records to show what they have accomplished. Grand Rapids removed about 1,000 last year; Cleveland 494, Detroit 213, Columbus 642.

"New York's figures refer only to tenement houses. Ten years ago it had 7,000 vaults; now it has only 194 in its four largest boroughs.

A HOUSING AWAKENING.

"These figures are indicative of the ignorance of our cities on matters that affect them vitally. They do not know how many inhabited cellar and underground living rooms they contain. They do not know whether their supply of housing is adequate. They do not know the number of their tenement houses, nor how fast this number is growing. Yet it is acknowledged that the tenement house is in itself a menace.

"During the past five years there has been a housing awakening; of the 65 cities reporting to the National Housing association, 25 had secured legislation setting better standards before last year, and 16 more then followed suit. In 25 there is more vigorous enforcement of law. Thirty-six cities reported that their health department had been strengthened, only eight that it had been weakened."

Copies of this pamphlet can be obtained from the National Housing Association by remitting six cents in postage.

"SHALL WE SAVE NEW YORK?"

One of the most interesting recent developments in the field of city planning has been the co-operative, organized campaign inaugurated by the retail stores of Fifth Avenue, New York City, to exclude from that high class retail district factories of various kinds which have in recent years located on the side streets near the Avenue, bringing to the Avenue hordes of workers who at the noon hour have made Fifth Avenue practically impassable and have seriously interfered with access to the great retail shops by their customers.

For some years past it has been evident that the men doing business on Fifth Avenue have recognized the serious evils of this situation and have done everything in their power to put an end to them.

The Fifth Avenue Association, composed largely of these merchants, was one of the prime movers in urging the legis-

lation which resulted in the appointment of the Commission on Heights of Buildings and later of the Commission on Building Districts.

Now these merchants have united in a movement by which they agree to patronize only those manufacturers whose factories are located outside of the heart of this retail district, the district which they describe as extending from 33rd to 59th Streets and from Third to Seventh Avenues.

In full page advertisements carried through several issues of all the leading New York papers, signed with the signatures of several hundred merchants, notice is given that these merchants will hereafter decline to do business with manufacturers whose factories are located within the district in question.

This movement, which has been described as "establishing industrial districts by coercion rather than by legal regulation" has met with marked success. The announcement of the merchants was made in March and within two weeks several hundred of the leading manufacturers signed their names to a similar full page advertisement expressing their support of the movement and agreeing to remove their factories outside of the district in question.

The only cause for regret is that this step could not have been taken before the tall loft buildings which have been erected in recent years in this district were built. As long as these buildings stay they will have to be occupied in some way and the removal of this large number of factories will undoubtedly work great hardship to many owners of realty, though it will benefit other owners of realty in the districts to which the factories remove.

The whole episode is delightfully significant of the trend of the times and is evidence of the awakening of the public generally to the necessity of regulating the uses of our cities on an intelligent basis.

HOUSING AND TUBERCULOSIS.

One of the most important developments of the year in the field of housing reform has been the determination reached by the tuberculosis workers of the country through their

national organization The National Association for the Study and Prevention of Tuberculosis to make the improvement of housing conditions one of the main features of their work in the future. At the last annual meeting of this association held in Seattle in June, 1915, the following resolutions were adopted:

“RESOLVED, That The National Association for the Study and Prevention of Tuberculosis urge upon all local anti-tuberculosis associations the importance of co-operating with various official and voluntary associations having for their object the prevention of disease, and especially those associations dealing with the problems of housing; and

“RESOLVED, That The National Association recommends that in communities where there are no housing associations the local tuberculosis association appoint an active committee to be known as the housing committee.”

Since that time the Association has been co-operating actively with the National Housing Association in an organized campaign for the betterment of housing conditions. In the March issue of *Outdoor Life*, the official journal of the Association, a series of very valuable papers on this subject were presented with a strong editorial urging upon tuberculosis workers throughout the country the taking up of this movement.

HOUSING COMPETITIONS.

There seems to be a sudden recrudescence of interest in the planning of workingmen's dwellings. In our last issue we called attention to the competition for dwelling houses arranged by the National Americanization Committee. Since that announcement the final details of this competition have been worked out and made public. Copies of the details of the competition can be obtained from the National Americanization Committee, 18 West 34th Street, New York City.

In the early announcement it was stated that a prize of \$1,000 would be awarded for the best type of workingmen's dwellings. The later announcement, we note, reduces the amount of the prize to \$300. This seems to us unfortunate as we fear that the rewards offered are hardly sufficient to attract to this competition the degree of skill and experience

that is desired. Three First Prizes of \$300 each and three Second Prizes of \$100 each are to be awarded to the best plans for three types of dwelling houses; No. 1—a house for a single family to include cellar, kitchen, combined living and dining room, two bedrooms, bathroom, sink and two laundry tubs in the kitchen; No. 2—for a single family house of the same type but with three bedrooms instead of two; No. 3—for a single family dwelling but with provision for four lodgers, the house to have similar requirements to those mentioned in No. 1, but with two bedrooms for the family and with two lodgers' rooms, providing for two lodgers in each room. The plans must provide for the separation of the lodgers and the family.

In addition to these prizes a First Prize of \$300 and a Second Prize of \$100 is offered for the best type of boarding house for the housing of 30 single lodgers, two lodgers in each room and provision for one family in the building to run the boarding house.

An excellently constituted jury has been selected to judge the plans. The competition closes on June first.

A Philadelphia Competition.

Philadelphia also has organized a very interesting housing competition known as the "Walter Cope Memorial Prize Competition." A First Prize of \$100, a Second Prize of \$60 and a Third Prize of \$35 is offered in memory of one of the members of the T-Square Club of Philadelphia. The object of the competition is to develop the best type of plans for the providing of houses for workingmen at moderate rentals.

Competitors are required to submit plans for a series of workingmen's dwellings on a plot of land 404 feet in one dimension by 306 feet 9 inches deep and 285 feet deep on the other side, a somewhat irregular shaped city square located near the Midvale Steel Works. Competitors are free to lay out as many houses as they choose on this plot and it is left to their decision whether these shall be built as detached houses, or in terraces.

The chairman of the jury is the well known architect Mr. John Molitor, who is also Chief of the Bureau of Housing

of the State Health Department of Pennsylvania. Others on the jury are Mr. Bernard J. Newman of the Philadelphia Housing Commission. The competition closed on April 24th.

HOUSING AND HEALTH.

A notable endorsement of the work of the National Housing Association in its programme for increased activity in housing work on the part of municipal health officers has been given recently by a group of the leading health officers of the country who have joined in signing a letter addressed to Municipal Health Officers urging upon them their active participation in housing work and their organized co-operation with the work of the National Housing Association in its campaign for the removal of privy vaults; the doing away with dark, windowless rooms; the modernizing of the system of inspection of dwellings; the abolition of underground living rooms; the condemnation of houses unfit for habitation—in a word, a general campaign for better living conditions. Among the health leaders of the country who have thus endorsed the work of the National Housing Association are the following:

John F. Anderson, M. D., President, American Public Health Assn., New Brunswick, N. J.; Hermann M. Biggs, M. D., State Com'r of Health, New York; Rupert Blue, M. D., Surgeon General, U. S. Public Health Service, Washington, D. C.; Charles V. Chapin, M. D., Supt., Health Dept., Providence, R. I.; Haven Emerson, M. D., Health Commissioner, New York City; W. A. Evans, M. D., Health Editor, Chicago Tribune, Chicago, Ill.; Clyde E. Ford, M. D., Former Com'r of Health, Cleveland, Ohio; Francis E. Fronczak, M. D., Health Commissioner, Buffalo, N. Y.; John S. Fulton, M. D., Secretary, State Board of Health, Maryland; George W. Goler, M. D., Health Officer, Rochester, N. Y.; Wm. C. Gorgas, M. D., U. S. Army, Washington, D. C.; H. M. Guilford, M. D., Health Officer, Minneapolis, Minn.; S. M. Gunn, Secretary, American Public Health Assn., Boston, Mass.; John N. Hurty, M. D., State Health Commissioner, Indiana; J. H. Landis, M. D., Health Officer, Cincinnati, O.; E. C. Levy, M. D., Chief Health Officer, Richmond, Va.; W. H. Price, M. D., Health Officer, Detroit, Mich.; W. S. Rankin, M. D., Secretary, State Board of Health, North

Carolina; J. Dill Robertson, M. D., Commissioner of Health, Chicago, Ill.; George C. Ruhland, M. D., Commissioner of Health, Milwaukee, Wis.; Max C. Starkloff, M. D., Health Commissioner, St. Louis, Mo.; C. E. Terry, M. D., Health Officer, Jacksonville, Fla.; William C. Woodward, M. D., Health Officer, Washington, D. C.

CONNECTICUT'S HOUSING FAMINE.

From all parts of the State come reports of a housing famine, due, in most instances, to the sudden enlargement of manufacturing plants throughout the State caused by the manufacture of war materials of various kinds.

There is hardly any part of the State that is free from this situation and tragic tales of workers sleeping on the floors of railway stations, many families living in tents, rents soaring to prohibitive prices, appeals to the tax assessors to increase assessments to get even with landlords who increase rents, are some of the features of this interesting situation.

Among the cities and towns where conditions seem to be most serious are Bridgeport, Waterbury, New London, Mystic, Bristol, Waterville, and Watertown.

In some of the Massachusetts towns similar conditions exist. Similar tales of woe come to us from Lowell and Newburyport.

One interesting feature of this situation and one cause for congratulation on the part of those interested in housing reform is, that it is directing the attention of large employers of labor, in a way that could never be equalled for emphasis and in a way that is not likely to be forgotten, to the importance of the proper housing of their employees.

THE CHURCHES AND HOUSING.

The First United Presbyterian Church of Pittsburgh has given real evidence of its wide-awake spirit in the recent social survey it had made of the 22nd and 23rd Wards of Pittsburgh. A brief section of the report relates to the study of housing conditions in the neighborhood. This study brought to light the usual evils characteristic of a district "that is wearing out its old equipment," and where realty conditions do not warrant new residence building.

It is especially interesting to read that here again the investigators have found among the most perplexing problems that of the old private residence afterward altered into a tenement.

IMPROVED DWELLING ENTERPRISES.

Housing reformers have been handicapped for years through lack of having information as to the improved dwelling enterprises in the United States. Not since the publication of Dr. Gould's famous report on the housing of the working classes in 1895 and the later bulletin of the same department written by Mr. Hangar and published in September, 1904, has there been anything like complete information on this subject. In order to remedy this defect the National Housing Association has prepared such a list of improved dwelling enterprises, arranging them in two main groups, viz.: Improved Dwellings in Cities, in which those in New York City and Brooklyn are placed in a separate group, and Improved Dwellings in Villages.

This list has been published in the National Housing Association's publication "What Our Cities Do Not Know." While the list is necessarily not complete, it is, however, the most complete list published up to the present time. The Association will be very grateful to all persons who will inform them of errors or omissions in this list and send them the names of new enterprises that have developed since the list was published, or that are not included in it.

In the same publication there will also be found a list of the official Housing Commissions and Departments in the different States and Cities, as well as a similar list of volunteer Housing Associations and Committees. The pamphlet can be obtained from the National Housing Association upon remitting 6c. in postage.

OUR HEALTH CAMPAIGN.

On March 8th, the National Housing Association launched an active campaign for the improvement of housing conditions in the 250 largest cities of the country. A personal letter was addressed to the health officer of each of the cities in the United States having a population of 25,000 and over. This embraced practically all of the large cities throughout

the country. In addressing this letter to the health officers the Association sent to them the pamphlet "What Our Cities Do Not Know" described elsewhere in this bulletin, calling attention to the lack of information possessed by many health officers of serious housing evils in their communities and asking their co-operation in an organized campaign to get rid of privy vaults; do away with dark, windowless rooms; modernize their system of inspection; put an end to occupancy of unfit cellars and basements; condemn houses unfit for habitation—in a word, a general campaign for better living conditions.

The National Housing Association asked each health officer to do four things:

First.—To ascertain the facts as they exist in this city so that no one can hereafter say that the conditions are not known.

Second.—So to present those facts to his own community that the blame for failure to remedy bad conditions will thereafter rest upon the community itself and not upon the health officer.

Third.—To formulate a programme of constructive housing reform on the sanitary side, this to be taken up and given the attention by his department that it deserves.

Fourth.—To summon to his aid the most representative citizens of his community, asking their support and assistance in combatting these evils which, as the health officer knows, better than anyone else, strike at the very basis of the community's welfare."

With this letter went a letter of endorsement of the Association's programme from the leading health men of the country referred to elsewhere in this bulletin.

Most gratifying responses have been had to this appeal from local health officers. From all parts of the country have come prompt replies expressing deep interest in the work, pledging their hearty co-operation and in many cases setting forth the work that has already been done by the health officer in these various directions and welcoming the co-operation proffered by the National Housing Association.

The campaign thus launched will be actively followed up throughout the year and through ensuing years. No branch

of the Association's work is more important or presents greater opportunities for effective results. We must abolish our slums before we can proceed to other important phases of housing reform.

Citizens' Co-operation Enlisted.

In addition to writing to the health officers, at the same time similar letters were sent to the leaders in the housing reform movement in these 250 cities, calling their attention to this campaign and urging them to get into touch at once with their local health officer and to aid him in carrying out the programme outlined.

The following four things were suggested to these housing workers and their co-operation urged in carrying them out:

(1) That they immediately get into personal touch with the Health Officer and help him in any way in their power.

(2) That they then outline a programme of things that they wish to accomplish. This programme would include such important matters as securing an adequate number of inspectors and a sufficient appropriation; of getting laws to compel the removal of privy vaults, if their laws do not now make this possible; of getting laws that will do away with dark interior rooms, though it would be far better to do all of these things under existing laws unless there is some doubt as to the powers of the Health Department to do so.

(3) To agree with the Health Officer upon a plan of newspaper publicity and then to organize a campaign of this kind.

(4) To call a local Housing Conference of all people in their community who are interested in this subject or who would be interested, viz., tuberculosis organizations, doctors, social workers, business men, women's clubs, &c.

Tuberculosis Workers Aiding.

At the same time the National Association for the Study and Prevention of Tuberculosis, through its Executive Secre-

tary, Dr. Charles J. Hatfield, has sent to the tuberculosis secretaries in these cities a similar letter urging upon the local tuberculosis societies the taking up of housing reform in an active way as one of the chief features of their anti-tuberculosis work in the future and suggesting to them their getting into touch with the local health officer, the local leaders in the housing reform movement in their cities and the National Housing Association so that a coherent programme may be carried out in co-operation with the different agencies interested.

NEGRO HOUSING.

Probably no race has been so neglected in the providing of adequate housing accommodations as the negro, especially in our Northern cities. It is gratifying to learn therefore of the continued success of the splendid Schmidlapp dwellings in Cincinnati and the plans for the development of a new group of houses by Mr. Schmidlapp. Co-incident with this announcement comes a statement from the City and Suburban Homes Company of New York that they are contemplating the erection in the near future, in co-operation with the Advisory Council of Real Estate Interests, the National League on Urban Conditions Among Negroes, and the Property Owners' Improvement Corporation, of a new group of model tenements for the housing of negroes especially. In connection with this announcement there are presented some very interesting facts as to the conditions of negro housing in New York City, particularly in Harlem.

It is shown, for instance, that 71% of the negro families in that district live in five and six room apartments and only 25% in three and four room flats; that out of an average income of \$791 yearly they pay \$281, or 36% of their income for rent. It is also found that in 62% of the apartments occupied by negroes there were lodgers who constituted 32% of the total negro population of the district and it is pointed out that there is a lodging population alone of 16,000 persons. An estimate is made that in Harlem alone there are something like 50,000 negroes.

Not only is it proposed to erect model tenements for this race, but the plans under contemplation include also the pos-

sibility of the erection of negro lodging houses for the housing of single men and single women, respectively. If this is done it will be the pioneer development of this kind in the United States—a development that is very greatly needed. The first step in taking the lodger out of the tenement home is to provide adequate accommodations for him in separate lodging houses and to be successful such lodging houses should be planned with reference to race characteristics, habits and prejudices.

MASSACHUSETTS' SPLENDID RECORD.

As a result of the very effective campaign of education carried on by the Massachusetts Civic League under the able leadership of Mr. Elmer S. Forbes and Mr. Edward T. Hartman, a very extraordinary state of affairs has been brought about in that New England Commonwealth in a comparatively short period of time.

In 1912 a town tenement house law applicable only to houses occupied by three families or more was enacted. One year later a city tenement house law applying to buildings occupied by two families or over, was added. Both of these acts were in the nature of enabling acts and provided that any city or town, by vote of its duly constituted authorities (in the case of towns the people themselves at town meeting) might adopt these acts and they thereupon became operative.

“Since the passage of these laws twenty-three towns having an area of 281.15 square miles and a population of 163,590 have accepted the Town Act, and one city having an area of 6.32 square miles and a population of 25,097 has accepted the City Act. Besides these, two cities and one town having an area of 20.20 square miles and a population of 87,954 have adopted local ordinances requiring tenement houses three stories in height and over to be of fireproof construction; while seven cities, including a part of Boston and three towns, having an area of 148.12 square miles and a population of approximately 700,000 (portions of Boston and Lawrence estimated) require that tenement houses of this description shall be of second-class construction. Within a total area, then, of 455.79 square miles having a population of 976,641 it is no longer possible to build the flimsy, wooden three-decker or any other type of tenement house of dangerous kindling-wood construction.”

CINCINNATI'S HOUSING RE-AWAKENING.

Cincinnati is experiencing a revival of interest in housing, similar to a previous awakening of several years ago, but characterized by a greater unity of action, and by a stronger determination to produce results.

A comparison of records shows that, in spite of rather chaotic conditions, due principally to several changes in the inspection staff, there has been some progress in tenement house inspection. This has been most notable in the tearing down in 1915 of 37 tenement houses, 26 of which had been condemned by the Building Commissioner. This set a new record. Also there were 79 compliances with orders for structural changes as against 6 in 1914 and 4 in 1913. The number of new fire escapes put up was 214 as compared to 192 in 1914 and 78 in 1913. The handicap of a totally inadequate staff still prevents any great progress in handling Cincinnati's unusually acute problem of old and converted tenements. There is only 1 housing inspector for each 100,000 citizens, or a total of 4 to cover an area of 72 square miles.

Notable progress has been made by the Health Department in compelling the abandonment of an increased number of privy vaults. From 1,200 vaults abandoned in 1911 to 3,889 in 1915, or a total of 12,598 in 5 years, through a force of 10 inspectors, with manifold duties, is an excellent record. It is estimated that there are approximately 7,000 vaults remaining, of which only 1,500 have sewer connections available.

The City's Rapid Transit Commission has perfected its plans for a rapid transit loop, to connect suburbs and interurban lines. A bond issue of \$6,000,000 for this loop is to be voted on, and, if carried, should prove in the course of a few years, a most important factor in the distribution of population.

Permissive legislation for a city planning commission in Cincinnati was secured at the 1915 session of the Ohio Legislature. The City Council is now drafting an ordinance for the appointment of such a commission, which should have far reaching influence for better housing in future years.

The Model Homes Company, organized to carry out, on a larger scale, Mr. J. G. Schmidlapp's plans for Model dwellings, last year completed Washington Terrace. This is a group of

flats to accommodate 104 Negro families and containing 3 and 4 rooms and bath each, at a rental of \$2.00 to \$6.50 per week. Within the next few months 18 homes for single white families will be completed and sold on the following plan of payments; \$100 down and \$3.10 per week for 10 years. The home is then owned, subject to a \$600 mortgage.

The City's present and acute housing problems have not been forgotten because of these measures for alleviation or future prevention. Recent investigations by the Anti-Tuberculosis League and the United States Public Health Service have brought out strongly the constant relation between tenement congestion and tuberculosis. As a result of these studies, increased interest and activity is being shown by practically all of the city's civic organizations, particularly the Municipal Tuberculosis Committee, and the new and progressive Woman's City Club, aided by the Bureau of Municipal Research, which has been keeping in touch with the housing inspection work. A conference of representatives of the various public and private agencies interested held recently adopted a plan of campaign that will have far-reaching results.

A visit to the City by Miss Emily W. Dinwiddie, of New York, who addressed the woman's convocation of the University of Cincinnati on March 10th, and the Woman's City Club, on March 11th, helped greatly in arousing enthusiasm and stimulating unity of action.

A Campaign Against the "Catch-Basin" Privy.

Under the leadership of Dr. Landis, the able and efficient Health Officer of the city and with the co-operation of his lieutenant Mr. W. C. Folsom, Chief Sanitary Inspector, a campaign has been launched for the removal of the so-called "catch-basin toilet." This is our old friend the sewer-connected privy vault known by different names in different parts of the country, in New York famous as the so-called "school sink." The name does not matter. "By any other name it would smell as sweet." In commenting on the continued existence of these relics of barbarism, Dr. Landis makes the following statement:

"During the past six years the Division of Sanitation of the Health Department has been active in securing the abolishment of privy vaults and cesspools. Nearly fourteen

thousand of these relics of the dark ages have been eliminated. The department files now contain approximately fifteen hundred cases where privy vaults still exist and sewers are available. The abolishment of these will solve the privy vault problem until additional sewers are constructed.

"In addition to the privy vaults and cesspools, there exists today, immune from general condemnation by law, several thousand yard toilets of the catch-basin type. These toilets, to all outward appearance, resemble the old style privy vault. Years ago they were permitted to be installed as a kind of water-flushed toilet. They are generally lined with brick and cement and are so shaped as to have a conical bottom. The sewer is connected to the apex of this cone and is fitted with a plunger operated from the outhouse by means of a rod extended up through the seat. All the house, yard and roof drainage flows to this basin which, with the plunger lowered, is watertight. Occasionally the plunger is raised so that the sewage may be discharged into the sewer.

"The department believes that this type of toilet is worse than the privy vault and cesspool. The sewer connection frequently becomes obstructed, causing the basin to become especially dangerous. The house, yard and roof drainage continues to flow into the basin, and having no outlet, overflows the yard or backs up into the cellar. Yearly, it is necessary for the department to force from 300 to 400 property owners to remedy such conditions. The large fouling space is apparent. The plunger is not raised as often as is necessary to keep the basin clean. The odor from the catch-basin is worse than from a privy vault, as the raising of the plunger stirs up the contents. Leaking catch-basins often cause serious nuisances in adjacent property. Flies and mosquitoes breed in the watery filth of catch-basins as well as in privy vaults and cesspools. The yard location makes the slop bucket a necessity, and is not conducive to good health and cleanliness.

"The department believes that the existing law should be so revised that this type of toilet can be condemned."

Citizens' Activity.

In addition to the efforts of the public authorities there has been a very active renewal of interest in the subject of housing reform by various groups of citizens. Social workers of Cincinnati, under the leadership of Mr. Courtenay Dinwiddie, the Secretary of the Anti-Tuberculosis League, were brought together in a Housing Conference on March 23rd and have worked out a programme for effective team work.

Programme for Team-Work.

Very practical results should come from this representative housing conference. The object of the conference, as stated in the call, was "to agree upon a definite plan so that each public and private agency may work in harmony to a common end, without overlapping and without neglect of any important phase of the subject." Dr. J. H. Landis, Health Officer, presided. The suggestions of the Anti-Tuberculosis League were taken as the basis for discussion.

Housing inspection was considered first. Plans were laid for an active, city-wide educational campaign to urge a larger force for housing inspection and enforcement of the law. The Building Commissioner, who has a staff of 4 housing inspectors, to cover the city of over 400,000 population, stated that he would soon ask for 10 inspectors, 2 stenographers and one attorney for prosecutions, for 1917. Other plans to stimulate interest in housing inspection, such as a tour of inspection of tenements by city officials, were discussed and approved.

A statement of "some reasons why Cincinnati needs a new housing code" brought out the unanimous sentiment for such a code. The Building Commissioner announced that he was studying the changes that should be made in present housing requirements and would submit his suggestions to a representative committee, which might co-operate with him in completing a new housing code, and in securing its enactment. The Conference unanimously endorsed the Municipal Tuberculosis Committee plans for licensing lodging and rooming houses. It was voted also to endorse the proposal that regulations be adopted by the Board of Health making "catch-basins" illegal.

The Conference recorded its approval of the movement for a City Planning Commission, and instructed its officers to promote the passage of an ordinance to this end. The proposed bond issue for a Rapid Transit Loop, to be voted upon April 25th, was endorsed as an aid in the relief of congestion.

The services of the Conference were offered to the Model Homes Company of Cincinnati in any way that they might be useful in promoting the objects of that company. A committee was appointed to investigate the possibility of organizing a movement for acquiring existing tenements for renovation and model

management on the "Octavia Hill" plan. The principle of establishing white lists of desirable houses wherever practicable was endorsed, and it was voted to take up the matter with appropriate agencies.

The pamphlet prepared by the Woman's City Club, entitled "Something for Nothing and How to Get It," outlining the rights and duties of tenants in the interests of good health was cordially approved by the Conference. A programme was mapped out for active co-operation in distributing this pamphlet.

A special committee was appointed to study thoroughly the possibilities for lectures on housing and living conditions to public school teachers, to their pupils, and to staffs of social service organizations, etc. The Health Officer, who acted as Chairman of the Conference, undertook to prepare a statement on housing for the medical profession.

As a result of an agreement by the more important civic agencies interested in good housing upon a definite programme, there undoubtedly will be more united and more effective action. The next year or two should see decidedly greater progress in improving housing conditions in Cincinnati.

In addition to this activity of the social workers, The City Club and Bureau of Municipal Research under the leadership of Mr. Max Senior, have been pounding away at the Administration to provide for an additional staff of inspectors in the Health Department and the Building Department to look after tenement house conditions. Until this is done little permanent progress can be expected and it is very gratifying therefore to learn that provision has been made for an increased staff of inspectors, notwithstanding the stringent financial situation which the city authorities are facing.

While the men have been working in this field the women of Cincinnati have not been idle. Under the leadership of Mrs. Simon Kuhn, of the Woman's City Club, a pamphlet for the education of the tenant, entitled "Something for Nothing" modeled on the New York pamphlet "For You," has been gotten out and is now being widely distributed.

In addition plans are under consideration for the establishment of a "White List" for tenants by which the tenement houses that are of a good type, without dark rooms and dangerous vaults and which are maintained in a safe and sanitary condition, will

be listed and tenants will be encouraged to consult such list before renting apartments. The details of this work will be described in an early issue of our bulletin and we feel sure will prove of great interest to housing workers throughout the country. Cincinnati is the first city to take up this important phase of housing work.

No more striking illustration of the need of housing reform in Cincinnati could be shown than in the accompanying statement prepared by Mr. Dinwiddie, setting forth a few of the reasons why Cincinnati should have a new housing code:

Why Cincinnati Should Have a New Housing Code.

SOME GENERAL CRITICISMS.

Dwellings containing two families and 15 rooms for boarders, or less, are covered very poorly by the existing Code. Lodging and rooming houses have no adequate regulation.

The sections of the Building Code applying to existing tenements are modeled after those of other cities, in which old tenements are a smaller factor in housing. They should be strengthened in Cincinnati.

FIRE PROTECTION.

Tenements 5 stories and attic in height, need not be fire-proof. This includes tenements hereafter erected, if outside the fire limits.

Winding stairs are not prohibited by the Cincinnati Building Code.

No outside entrance for cellar is required.

Stairs and halls in tenements over two stories in height are not required to be fireproof in Cincinnati.

All of the above fire risks are covered by adequate regulation in other cities where there is progressive legislation.

CELLARS.

The Building Code contains no restrictions upon the occupation of a cellar room in any building other than a tenement, hotel, or lodging house, no matter what the condition of such room. Cellars in tenement houses must be "lighted

and ventilated to the satisfaction of the Commissioner of Buildings" but do not have to be damp-proofed before occupation for living purposes, as far as any specific requirement of the Code is concerned. Stories which are more than 3 feet, 6 inches below the ground level and less than one-half below are neither basements nor cellars and are not even mentioned in any requirements for light, ventilation or sanitation.

HEIGHT OF TENEMENTS.

Cincinnati is among the few cities not limiting the height of tenements.

LOT OCCUPATION.

Cincinnati's provision for lot occupation is bad for small lots, especially corner lots, 20 feet in width or thereabouts, which can be occupied to 100% of their width.

JANITOR SERVICE.

No janitor is required for tenements in Cincinnati, no matter how many families such tenements may accommodate.

TOILETS.

The provisions in the Building Code should be supplemented by a regulation which would make catch-basins illegal. They are a very unsanitary type of toilet and should not be permitted.

Existing regulations which allow the use of yard anti-freezing toilets are not desirable according to the Chief Sanitary Inspector. He states there are certain cases where it is absolutely necessary to install this type of fixture, but that at the present time the owner who could install inside toilets is not forced to make the improvements in that manner, and that he usually installs them in the yard because of less expense.

CITY PLANNING IN THE UNIVERSITIES.

The University of Michigan has introduced into its curriculum a course of lectures, to be delivered by Frank B. Williams, of New York City, on the city planning law of the United States. This is the first systematic attempt ever made

to treat this important subject. In spite of the growing interest in city planning in this country, accomplishment as yet is scanty. This is, mainly due to the fact that so little effort is made to determine the concrete measures necessary to secure definite results. In a free country like ours, where no public work can be accomplished except in a form sanctioned by law, only a critical examination of the law of city planning furnishes us the facts necessary for such a purpose. In making these facts more generally known these lectures will be of distinct value to the cause of city planning in this country.

This innovation of the University of Michigan in city planning education, has already produced results; Mr. Williams' lectures are to be repeated at the University of Chicago, Harvard, Vassar, and other institutions.

Mr. Williams, who is a member of the New York bar, has made investigations abroad for the Heights of Buildings Commission and the Commission on Building Districts and Restrictions, of that city. He is a member of the Advisory Commission on City Plan of New York City, and of the general committee of the National Conference on City Planning.

REAL ESTATE INTERESTS COMMEND HOUSING LAWS.

It will be recalled that when the present New York Tenement House Law was under consideration by the Legislature in 1901, it had almost universal opposition from the real estate and allied interests of New York City and the direct consequences were predicted by those interests and their friends, the builders. At the hearing before Governor Odell they predicted that the law would be repealed the next year as it would absolutely put an end to the building of tenement houses in New York City.

How foolish that prediction was, the experience of the past fifteen years has demonstrated again and again in the wonderful tenement house development of the city that has come under the new law; practically one-third of the entire population of the city being housed in new-law tenements, 1,585,260 people being provided with sanitary and safe housing accommodations by this means in that short period.

It is peculiarly gratifying therefore to those largely responsible for the enactment of that statute to have now from the leading real estate organization of the city the following recognition of the value of legislation of this kind. In a newspaper statement published in January, the Advisory Council of Real Estate Interests of New York City made the following statement:

"The tenement house law has been in successful operation for many years, and its beneficent effects are manifest. It has done away with vicious and unsanitary congestion, and raised the plane of living for all classes, as well as standardized land values wherever tenement houses are constructed. * * * The law itself is recognized to be a desirable asset in real estate development."

PENNSYLVANIA HOUSING AND TOWN PLANNING CONFERENCE.

The Fourth Annual Conference of the Pennsylvania Housing and Town Planning Association brought to Reading, Pa., on March 16 and 17, about 100 men representing the City Planning Commissions, Health Officers and Housing reformers from throughout the State. It was a purely State conference with speakers, all of Pennsylvania. State Commissioner of Health Dr. Dixon and Governor Martin G. Brumbaugh both were in attendance and addressed the Conference. Governor Brumbaugh again spoke in favor of better laws to protect the workers in their homes, emphasizing the State's responsibility in the matter of the living conditions of her people and the need for adequate regulations to assure every resident in the state of a healthy home.

The Conference addressed itself to three chief topics:

1.—The importance of the sanitary rating of municipalities.

2.—Beneficial possibilities for housing through city planning and how to inaugurate a city plan so as to make it serve another purpose than as a pretty design for exhibits.

3.—Housing standards that could be applied to the varied housing conditions of an industrial and mining state.

Pennsylvania has a dozen or more companies striving to build model workmen's homes. These companies were well represented at the sessions. Their testimony corroborated that of Mr. Dodson of Bethlehem who showed a remarkable decrease in the high percentage of absences from work among his employees after they had secured better homes. The average having reached, for 100 per cent. of his workers, 94 per cent. of attendance.

The Conference brought out the defects in the planning laws for third-class cities in that the planning commissions possessed only advisory powers and could not veto unwise or extravagant plans nor restrict the jerry builders from their spoilation of new areas.

The keen interest of the delegates and their eagerness to get information as to how to solve practical problems in housing and planning showed an awakening in the State that speaks well for the general improvement in city and home making for the future.

The following officers were elected for the ensuing year: President, A. B. Farquhar, York, Pa.; Vice-President, D. W. Harper, Erie, Pa.; Treasurer, William Jennings, Harrisburg, Pa.; Secretary, Sherrard Ewing, Reading, Pa.

CALIFORNIA'S HOUSING INSTITUTE.

The State of California has, during the past year, become very much aroused to the evils and dangers of bad housing conditions, a result due largely to the activities of the California Commission of Immigration and Housing of which Mr. Simon J. Lubin is Chairman, and Mr. George L. Bell the Executive Officer.

At the 1915 session of the California Legislature the Commission sought the enactment of a thorough-going housing law covering all classes of dwellings, in place of the present tenement house laws which relate only to the larger multiple dwellings. As the shack problem is one of California's most serious evils the necessity for a housing law instead of a tenement house law is probably greater in that state than in any other state in the Union and it is not strange therefore that one of the first acts of the California Commission should have been to urge legislation

of this kind. The Housing Bill introduced in 1915 did not however have favorable consideration by the legislature as serious opposition to it arose from many cities in the state.

The Commission has now very wisely devised the interesting plan of holding a series of housing institutes throughout the state at which delegates from the larger cities and towns will meet with the members of the Commission and thresh out well in advance of the next session of the legislature the problems involved in the proposed housing law so that when the legislature convenes next winter it may be expected that the Commission will come to it with a comprehensive housing law, the essential principles of which have been agreed to by all parties in interest. The call for this Institute has been sent out by the Governor and it is expected that fifteen of the largest cities of the State will be represented.

MORE IMPROVED DWELLINGS IN NEW HAVEN.

The workingmen's dwellings built a little over a year ago by the Improved Housing Association of New Haven, Conn., have proved so great a success that the association is now planning to erect a second group of houses in the near future. Mrs. Emma Winner Rogers, one of the leading spirits in this movement makes the following statement with regard to this:

"We have just declared the second annual dividend on the stock of the Improved Housing Association of New Haven—4½% as against 4% last year, and have a reasonable surplus of income to hold against depreciation. We hope to find suitable land and before very long get proper plans and put up another group or block of houses. We have proved the practicability of Model Housing for our community and that the capital invested can earn a fair dividend.

"For small families our apartments can hardly be improved on, in economy of space, convenience and attractiveness, especially the feature of a one-fire apartment seems to me, an excellent innovation for a small family tenement apartment. Our houses are very substantially built and repairs this second year amounted to only \$51 for the 16 apartments.

"We are urged by prospective tenants and by city officials to build houses for large families."

HOUSING LAW FOR MASSACHUSETTS.

The Massachusetts Civic League, following its work in 1912 and 1913 in securing the enactment of a Town and City Tenement House Act, has now prepared and caused to be introduced into the Massachusetts Legislature a Housing Law for adoption by cities and towns throughout Massachusetts. The Housing Law is modeled to a large degree upon Veiller's "Model Housing Law" though departing from it in a number of particulars.

Following the precedent of the earlier laws advocated by the League, the Housing Law is a permissive statute and is intended to be a law that can be adopted by any community upon vote of the local authorities. At the time of going to press the action of the legislature upon this statute is not known, but from all indications there is apparently not much likelihood of its being favorably considered at the present session.

COMMISSIONER MURPHY'S SIX YEARS OF SERVICE.

On January 10th, 1916, John J. Murphy completed his sixth year of service as Tenement House Commissioner of New York City. In these days of constantly changing administration in our larger cities this comparatively long tenure of service is a gratifying testimony of Commissioner Murphy's efficiency and skill as an administrator in a difficult office. At a public reception given to the Commissioner by the employees of the department at which formally engrossed resolutions were presented to him, Commissioner Murphy made the following statement which has a wider application than New York City. It is something that housing workers in all cities might well consider:

"We are charged with the enforcement of a rigid statute, enacted to remedy evil conditions created by decades of neglect of its duty to its citizens by the City of New York. We have endeavored to enforce that law with a maximum of efficiency and a minimum of friction. There is not and cannot be anything spectacular in our work. People, who merely struggle to prevent bad things happening, if they accomplish their task get little publicity. Prevention may be better than cure, but it gets few newspaper headlines, unless it fails. We hear much in these days of 'preparedness,' but the men who launched this Department fourteen years ago

gave the community a lesson in preparedness of another kind. It was the kind which disarms disease and crime instead of arming soldiers and sailors; the kind which dispels dangers rather than provokes reprisals; the kind which makes for life rather than death."

BOSTON'S CELLAR DWELLINGS.

Last year, as a result of the campaign inaugurated by the Women's Municipal League of Boston, the Massachusetts Legislature passed an act prohibiting the occupancy of basement and cellar dwellings except under certain specified conditions. Now, a test case has been brought by an owner who does not wish to comply and who has raised the novel contention that the law does not apply to his building because the rooms in question are not adjacent to a public street, but adjacent to a private way or court yard and that in view of the peculiar wording of the statute the law does not apply to his particular rooms. In the lower courts this contention has been sustained and the case is now about to go to the Supreme Court. It is to be regretted that the statute that is being tested should have been drawn in this peculiar way and that the issue should have been thus clouded.

As there is some doubt as to what the decision of the court will be, as the case involved is a close one, it is hoped that the statute will be very materially modified at the next session of the Massachusetts Legislature so that the Health Department may be free to proceed with the elimination of unsanitary and unsatisfactory cellar dwellings in the City of Boston.

PUBLIC HEALTH WORK STILL IN ITS INFANCY.

The Russel Sage Foundation has made a valuable contribution to the municipal health work of the country in publishing the result of its study of the organization of municipal health work in the larger cities. Through its department of Surveys and Exhibits by means of a questionnaire a study was made by Franz Schneider, Jr., of the health departments of the leading cities of the country as disclosed by their own annual reports and by statements made in answer to inquiry.

Nine tests were applied to the health department work in 219 cities in order to gauge the extent to which they had taken advantage of their opportunities. These tests covered appropria-

tions, infant hygiene work, medical inspection of school children, laboratory service, health education and publicity, control of venereal diseases, housing regulation, dispensary service, tuberculosis work, industrial hygiene, and the number of privies.

Appropriations.

The statistics of appropriation omit all funds applied to hospitals and sanatoria; plumbing inspection; street cleaning; the removal or disposal of dead animals, refuse, garbage, or night soil; and any other unusual undertakings which are of indirect hygienic value. The average per capita expenditure was 22 cents. The largest figure was that of Seattle—\$.98; the smallest that of Clinton, Iowa,—three-fourths of one cent. Others of the larger expenditures were Memphis, Tenn., \$.93; Pittsburgh, Pa., \$.61; Augusta, Ga., \$.61, and New York City, \$.58; among the smaller were Easton, Pa., \$.02; Aurora, Ill., and South Bend, Ind., \$.03; Woonsocket, R. I., \$.04, and Lewiston, Me., \$.06. Such ridiculously small appropriations are by no means rare, and are to be found in almost any part of the country.

Cities under 100,000 population spent an average per capita of 19 cents; those between 100,000 and 300,000 spent 27 cents per inhabitant; while the 17 cities above 300,000 invested an average per capita of 34 cents in preventive health efforts.

Conclusions.

In summarizing the whole investigation the report states that there is a surprising neglect of the opportunities to apply scientific methods of established value, and that public health work in this country is still in its infancy. At the time of this investigation a fifth of the cities made no inspection of school children; over a third did not offer the ordinary laboratory diagnosis for the commoner communicable diseases; over a fourth made no effort to educate in health matters; nearly three-fourths had no housing law; nineteen-twentieths had no concern with the hygiene of industry; over six-sevenths had no programme against the venereal diseases; over a half had no proper organization to combat infant mortality; and less than a quarter had a coherent programme against tuberculosis.

All the tests applied showed the health departments in the

smaller cities to be weaker than those in the larger cities. Perhaps the most surprising finding is that the Southern and Pacific cities have better developed municipal health departments than the Northern cities from the Rockies to the Atlantic. The Central Northern cities stand at the foot of the list. The report concludes that the appropriations granted most health departments in this country are grossly inadequate for the new functions modern science requires them to perform. It is stated that health departments should be allowed a "minimum wage" of 50 cents per inhabitant per year, as compared with the present average allowance of 22 cents.

COUNTRY PLANNING.

Heretofore in America the emphasis in the town planning movement has been chiefly on city planning, just as the emphasis at the beginning in housing reform was on the tenement house problem and on the problem of the larger cities. Town planners have always realized that their problem is not merely a city problem and that intelligent and progressive town planning should concern itself quite as much with the rural districts as with the centers of population. It is therefore with special interest that we note the launching of a movement for the development of country planning by the American Civic Association.

As the first shot in this campaign that organization has issued a very interesting and attractive article on the subject by Professor Waugh of the Massachusetts Agricultural College at Amherst.

OCTAVIA HILL ASSOCIATION BUILDS NEW HOUSES.

A departure from its traditional work is reported by the Octavia Hill Association of Philadelphia in its nineteenth Annual Report, issued recently.

The Association in the year 1915, has planned, built and leased thirty-two workingmen's dwellings in Kensington, housing forty-eight families at rents of \$8 and \$10 per month for the apartments and \$13 a month for the one-family houses, which contain five rooms and bath and furnace. Each house has a separate

yard and there is an open space in the centre of the block, which is to be left as a playground for the tenants' children. It is reported that in every case tenants stood ready to move in as soon as each house was finished.

A substantial sum was saved on construction by making no general contract for the work, but having this carried out under the daily supervision of the Association's superintendent. The estimated net income is five per cent. on the total investment, permitting, after paying interest on the mortgages, a dividend of six per cent. on the stock held by the Association. The total cost of the block of model homes in Kensington, including the land, has been \$62,434.93, the operation yielding an annual gross income of \$6,192. The Octavia Hill Association has invested \$20,000 in the project and owns all the stock of the Model Homes Company. The board believes the investment should prove reasonably profitable.

The Association announces its readiness to undertake for other owners at an agreed percentage the planning and supervision of building operations intended to give improved housing.

The older activities, which we are accustomed to think of as Octavia Hill work, are being continued. The Association owns a total of 175 buildings housing 241 families and in addition has charge of 214 agency properties, occupied by 440 families.

The average length of residence of tenants is reported to have increased to one year and two weeks. The percentage of changes for the last three years is said to be only one-half what it was from 1902 to 1905.

The proverbial frequency of moving in New York seems to be equalled or exceeded in Philadelphia, since the length of stay is so short in even these well managed dwellings.

The president's report for 1915 showed an issued capital stock for the association of \$202,850, with \$22,850 of the new stock sold during the year. A 4 per cent. dividend was declared on the earnings of the year, amounting to \$8,363.61. The income of the year was \$24,840.23 and the expenses of operation \$16,476.64. The surplus is \$15,278.27.

SANITARY PREPAREDNESS.

The officers of the National Housing Association had a shock recently when they sought to launch a campaign with the munici-

pal health officers of the 250 largest cities of the country. Owing to the importance of the campaign it was felt that it would not do to address a circular letter to these health officers merely addressed "To the Health Officer" of the city in question, but that a personal communication was essential. Blithely, and without any conception of the experience that they were about to have, they started in to obtain a list of the municipal health officers in these cities, namely, those having 25,000 population and over.

They first applied to the American Public Health Association, the organization par excellence of health officers—the organization that has been working with health officers for the past forty-five years. They had no such list but suggested that a list of this kind would be found in the Medical Directory of the American Medical Association. Such a list was found but it proved of slight value for the purpose in mind as it was three years old.

Application was then made to the New York City Health Department which leads the country in health matters. It had no list.

It was felt that Dr. Biggs and the State Health Department of New York surely would have a list in view of Dr. Biggs' relationship to public health matters for so many years. They had no list.

Then one after another were tried the Census Office at Washington, it had no list; the United States Public Health Service, it had no list; the Children's Bureau, it had no list; the National Association for the Study and Prevention of Tuberculosis, it had no list. Frankly, this experience was a shocking revelation of our state of sanitary unpreparedness. How can there be any effective, co-operative work carried on by our associations interested in health problems when they don't even know the names of the municipal health officers in the largest cities of the country.

The National Housing Association determined at any rate to absolve itself from this charge for all time and accordingly set to work to make a list of these health officers. It wasn't a very difficult thing to do. It simply meant writing an appropriate letter to the mayors of these 250 cities and keeping after it until they replied. We now have this information and we intend to keep it up to date.

NEW HAVEN ATTACKS THE THREE-DECKER.

Following the example of Bridgeport and many Massachusetts cities and towns, New Haven has, after a heated campaign finally adopted an ordinance prohibiting the erection in the future of the wooden three-decker or three-story tenement. One unfortunate feature of this action, however, has been the long period of time allowed by the aldermen for the taking effect of the new ordinance. In this time the offices of the Building Department have been filled with plans covering many of the available plots in the city.

NEW JERSEY'S SUCCESSFUL FIGHT.

A little more effort than usual on the part of the men and women who are trying to improve living conditions in New Jersey, was required to defeat the annual attack on the tenement house law in the State Legislature this year. The strongest opponents of the Tenement House Department are members of a Jersey City organization called The Property Owners' and Business Men's League. These men were aptly characterized by Judge Charles L. Carrick of the First District Court of Jersey City recently as—"comprising many of our well-to-do, but extremely selfish tenement house owners, who are ready to exploit the needs of the poor of the city, rather than to pay the expense which accompanies the proper administration of the laws for the health and safety of tenement dwellers."

This organization had a bill introduced in the Assembly by Assemblyman George J. Brackner, of Jersey City, the purpose of which was to take from the control of the Tenement House Department all tenement houses in cities of the first-class and place these buildings under the control of the local building and health departments. This bill was favorably reported to the Assembly by the committee to which it was referred, with an amendment to make it include second-class cities. Through the efforts of the friends of the Department, the bill was sent back to this committee for a hearing and on February 28th in the State House at Trenton, it was so vigorously denounced by social workers, representatives of health departments, labor organizations and property owners from nearly every section of the State, that it was held by the committee without further action during the balance of the session.

Another bill aimed at the tenement house law, the purpose of which was to take from the control of the Department, tenement houses in second-class cities, was introduced by Assemblyman Pancoast of Camden County, shortly after the Tenement House Department had served notices requiring a number of his constituents to make their property comply with the law. A vigorous campaign of education prompted the members of this committee to hold the bill without action during the session of the legislature.

A third bill—a so-called “Economy and Efficiency” measure was introduced in the Senate. If enacted into law, it would have required each of the one hundred and eight municipalities in which the Tenement House Department operates, to pay its pro rata share of the inspection cost. A hearing was held on this bill in Newark, and so much opposition to it was developed that its sponsors were convinced its enactment would not promote economy, nor increase the efficiency of the Tenement House Department, and it was allowed to die.

The Commissioners of the Tenement House Department determined this year not to confine their efforts to defeating attacks on the tenement house law but to increase the scope of their activities and endeavored to obtain the enactment of some greatly needed amendments to the law. These amendments were embodied in three bills drawn by the Attorney General and introduced in the Assembly by Judge William N. Runyon of Plainfield, who has long been one of the best friends of good housing in this State. The bills passed the Assembly without a dissenting vote, but did not reach the Senate in time to be acted on by that body.

Similar bills will be introduced at the beginning of the next session of the legislature, and the prospects of their being enacted into law appear to be very good. The proposed changes in the law are mostly technical amendments, as for instance: the correction of the definition of a tenement house so as to make it clear that the law applies to all buildings occupied by three or more families; establishing the street curb as a basis of measurement in obtaining the height of a tenement house instead of the street grade, which as shown on some municipal maps varies from the actual grade to the extent of several feet; providing that shingles shall not be used on the roofs of new tenement

houses; that outer courts of new tenement houses shall be at least three feet six inches wide; that each room shall contain at least ninety square feet of floor area; that there shall be one sink with running water in each apartment, so that that filthy abomination—the sink in the public hall—will be abolished; that the penalty for certain violations of the law be increased from twenty-five to fifty dollars; that district courts located in judicial districts, as well as those in cities, shall have jurisdiction over violations of this law; and that tenement houses three stories in height shall have fire escapes as well as those four stories high.

Another proposed amendment would give the department the power to require the removal of privy vaults, school sinks, etc. in houses occupied by two families and to prohibit the occupancy of cellars in such houses. If these changes are made, it will be possible to greatly improve living conditions in many sections of the State.

PHILADELPHIA'S ACTIVITIES.

Activities of an unusually successful nature marked the work of the Philadelphia Housing Commission during the past year, according to its fifth annual report recently made public.

As a consequence of the activities of the organization last year 16,262 properties were forced to connect with sewers, the report stated. A total of 13,738 complaints were filed during the year and all but 3,255 had been corrected at the end of the calendar year. These complaints involved 7,898 properties and affected 46,834 people and it took 35,523 inspections to investigate them. In the division of rentals and repairs the efforts to bring about improvement on properties resulted in 595 defects being corrected. These corrections cost the owners \$11,200 and resulted in twenty-one houses being torn down.

In obtaining new sewers for streets, the association was successful in sixty-one instances, it was stated, and at the present time, it is working for seventy-five sewers in other streets.

"At the request of several churches the report states the commission conducted surveys in their neighborhoods. One important survey was made throughout the city in portions of the Eleventh, Twelfth and Sixteenth Wards. Studies were made of the number of persons living under conditions which resulted in an in-

adequate light and ventilation within or about their homes. About 64,306 persons were thus housed, or a number about equal to the population of Chester, Coatesville, Phoenixville and Pottstown.

Of this number 7,053 were living in houses located on blind alleys, 20,950 were living in houses on dead end alleys, 3,642 were living in back lot houses, 27,054 were housed in buildings on streets twenty feet or less in width, while 5,607 were occupying houses on 115 dead end streets of similar width.

The Philadelphia Housing Commission, which has done such effective work in housing reform in Philadelphia, at its recent annual meeting voted to change its name to the Philadelphia Housing Association in order to avoid confusion in the minds of some of the public who, because of its early name had assumed that it was part of the work of the municipal government. At the same time the offices of the Commission have been moved to 130 South 15th Street.

The Need of Sewers.

An expenditure of \$500,000 for a modern sewerage system in the old section of Philadelphia would save enough lives to reduce the city death rate $1\frac{1}{2}\%$ according to Bernard J. Newman, Secretary of the Philadelphia Housing Commission.

The Cost to the Community of One House.

A notorious example of how crime, poverty and disease result from bad housing was furnished this winter by Miss Annette McCall, supervising inspector of the Philadelphia Housing Commission, in an address before the Spring Garden district conference of the Society for Organizing Charity.

Miss McCall's story concerned one tenement containing thirty-three apartments of two or three rooms each. The halls, she said, are dark, poorly ventilated and dirty. The plumbing is defective and there is no yard.

The record for this tenement for four years, according to Miss McCall is as follows:

Forty-eight charitable organizations handled cases in the one building.

Forty-two cases of crime came out of the tenement, including six thieves, five beggars, six "drunks," six cases of abuse of chil-

dren, eight cases of immorality, four delinquent boys, two fights and five deserting husbands.

During the same period 112 cases of sickness were reported, divided as follows: Tuberculosis 14, sick babies 8, mental deficiency 6, skin and venereal diseases 5, cripples and blind 5, minor illness 23, contagious disease 51.

Seventeen families in the tenement were living in poverty.

An Intensive Study of Some of Philadelphia's Wards.

Philadelphia has recently made a valuable addition to the store of information about its housing conditions. The survey of parts of the eleventh, twelfth and sixteenth wards to which reference was made in the last issue of "Housing Betterment," has been completed. It shows that the average number of persons in these districts per acre—the acre including streets, parks, etc.—is 125; while in the most densely populated spots there are probably as many as 250 persons per acre. If the land occupied by streets be deducted, the number of persons per acre amounts to twice these numbers.

Philadelphia's land congestion, however, as pointed out by the Philadelphia Housing Commission that made this survey, is due not to high tenements but to the great number of back lot houses. Room overcrowding was found to be comparatively rare, and where it occurred it was almost without exception in houses where the rental was as low as \$6 and \$8 per month.

Investigating the complaints filed against houses in the territory covered by the survey, the Commission found 549 defects covering insanitary, unsafe and illegal conditions still in need of attention. Of especial significance is the fact that "a large portion of these are privy vaults," and "with a few exceptions these vaults are on property abutting on streets in which there are sewers." This condition, plus the fact that 159 of these defects are complaints filed prior to January 1st, 1915, shows quite conclusively "the inadequacy of the housing law prior to July, 1915," as well as "the inadequacy of the appropriations for the abatement of nuisances."

The Philadelphia survey also has some interesting testimony to add to the alley problem. A map made by the Commission locating the defects referred to above, shows that by far the

greater portion of them are found in the alley and back lot houses.

Of all the houses included in the survey only nine have all of the following: sink, water-closet and bath in the apartment, frontage on street and room space to permit of an occupancy of not over one person per room—most of the other houses lacked 25% of the sanitary equipment essential to a healthy house.

It is not surprising that the general death rate of these districts, as well as the relative number of deaths from tuberculosis and diarrhoeal diseases in infants, are all higher than for the city at large; and the report does not exaggerate when it concludes, "there is a definite judgment against conditions in this area established by its own health record, and pointing to definite work to be done of a constructive housing and health character."

HOUSING INSTITUTE AT INDIANAPOLIS MAY 16TH.

A unique housing conference will be held in Indianapolis on May 16th under the auspices of the National Housing Association and the Indiana Housing Association. The conference will last but a single day but will be an all-day meeting, morning, luncheon, afternoon and evening, aptly described as a "four-ring circus." The conference is unique in the fact that there will be no long papers, in fact there will be no papers read at all, but the entire time will be given up to the discussion informally by the whole conference of a series of live topics. These topics are to be discussed under four heads: "Laws and Law Enforcement," "What To Do and How To Do It," "Housing and Health," "Housing and City Planning."

All of the meetings except the luncheon meeting which will be held at the Hotel Severin, are to be held in the Chamber of the House of Representatives in the State House. The following topics are to be discussed:

MORNING

AT 10 O'CLOCK

LAWS AND LAW ENFORCEMENT

1. Taking the First Line Trenches.
2. What Indiana's Housing Law Has Accomplished.

3. A Housing Law or a Tenement House Law—Which?
4. A Law for Uninhabitable Houses.
5. The Advantages to Real Estate Men of Housing Laws.

LUNCHEON

AT 1 O'CLOCK

WHAT TO DO AND HOW TO DO IT

1. Organizing the Community for Housing Reform.
2. A Campaign of Education for a City.
3. Woman's Part in Housing Reform.
4. Educating the Tenants.
5. The Business Man and Housing Reform.
The Part a Chamber of Commerce Can Play.

AFTERNOON

AT 3 O'CLOCK

HOUSING AND HEALTH

1. Is Housing the Proper Work of a Health Department?
2. Using the Police of a City for Sanitary Work.
3. A Sanitary Survey a Necessity.
4. How to Organize the Housing Work of a Municipal Health Department.
5. Housing and the Work of a State Health Department.
6. Housing and Tuberculosis.

EVENING

AT 8 O'CLOCK

HOUSING AND CITY PLANNING

1. Is the Garden Suburb for Workingmen an Impossible Dream?
2. Protecting Residential Districts—Districting.

3. Industrial Housing—the Employer's Opportunity.
4. The Housing of Single Men—Bunk Houses and Lodging Houses.
5. What Kind of House Shall We Build—

The single-family house, the two-family house or the multiple-dwelling? The detached house, the semi-detached, or the terrace or houses built in rows? Wooden houses, houses of terra cotta, concrete blocks, stucco or brick?

The conference is a Tri-State conference for the States of Indiana, Ohio and Illinois and it is expected will attract a number of delegates from the neighboring states of Kentucky, Tennessee, Pennsylvania and Missouri as well as many social workers from all parts of the country, especially the Eastern States who will attend the National Conference of Charities and Correction that is being held in Indianapolis that week.

From responses that have already been received it is expected that this conference will prove one of the most interesting and valuable of those held in recent years.

NEWS NOTES.

Akron, O.—An effort to alleviate the difficulties in housing Akron's population was made at a meeting of the Housing Committee of the Chamber of Commerce recently.

With the hope of interesting capital to build houses, flats and apartments for rental purposes, the Housing Committee of the Chamber announced it had plans for double houses, four-family apartment houses and terraces, which are offered free of charge to interested persons.

Sec. V. S. Stevens of the Chamber of Commerce says, "One of Akron's greatest needs at present is houses and flats which are built for the express purpose of renting."

A Philadelphia firm of contractors has made a proposition to finance the erection of from 50 to 100 houses upon lots owned by Akron real estate men; the majority of these houses to be two-family structures. The committee also learned that between 800 and 1,000 houses were in process of erection in Akron at the present time.

Allentown, Pa.—Some facts that call for a reform in housing conditions in Allentown ought to be blazoned forth so that everybody in the city might hear and all might heed, according to the city's health officer, Dr. N. C. E. Guth. Dr. Guth quoted figures showing excessive overcrowding among some of the foreign population, and stated that of the 180 babies who died last year in the city, a large percentage of these deaths was due to poverty and wretched environment.

Boston.—A hearing was held at the State House March 14th on a bill, the object of which is to improve housing conditions in Massachusetts. The Massachusetts Civic League is urging the passing of the bill and several strong arguments have been advanced in its support. As the Civic League, in a folder recently issued, points out: "Miserable shacks, dark, wretched and over-crowded rooms, filthy sanitation, dirty streets and alleys breed vice, crime, disease and death faster than we can take care of them. Bad living conditions are probably responsible for two-thirds of the cost of our hospitals and jails and for an appalling loss through physical inefficiency and personal degeneracy. These costs add largely to the burden of public expense and so touch the pocket of every taxpayer." To overcome this condition, the league advocates the passage of a law that will "make it possible for every dwelling to be a real home, whether in a tenement house or a cottage." The bill proposed meets this end, the league believes, and "with the least amount of regulation it secures for all dwellings the necessary light, ventilation, sanitation and protection from fire." The bill appears to deserve more than passing consideration at the hands of the members of the Legislature.

Real estate men and others interested with them appeared as a strong opposing force and attacked the bill because they declare it is so complex it cannot be enforced. The defenders of the measure pointed that it is not mandatory but optional with cities and towns.

Brooklyn, N. Y.—An interesting study of congestion in Brooklyn has been made recently by Herbert S. Swan for the Tenement House Committee of the Brooklyn Bureau of Charities in connection with the work of the Districting Com-

mission of New York City. The report shows some astounding figures as to conditions of land-overcrowding.

It is stated that people are housed in Brooklyn at as great density as in Manhattan.

The report is a valuable one and should be a warning to other cities as well as to Brooklyn.

California.—The first successful prosecution under the new Sanitary Camp Law which went into effect last August, was conducted at Knight's Landing, Yolo County. The defendant was fined \$25, and given a reprimand for maintaining an unspeakably filthy camp.

Cambridge, Mass.—The Cambridge Housing Association, the Board of Trade and the Real Estate Exchange of the city have for some months past had in preparation a new housing ordinance for the city of Cambridge, the prime mover in this enterprise being Prof. James Ford of Harvard University. The proposed ordinance drawn by the Cambridge Housing Committee, modelled on Veiller's "Model Housing Law" has recently been presented to the community. At a meeting held not long ago, called by the Board of Trade, this matter was presented by Prof. Ford and Walter H. Kilham, the Boston architect. The code was then fully discussed and considerable opposition was manifested to it by real estate and other interests.

Mayor Rockwood has been petitioned by the Board of Trade, the Real Estate Exchange and others to appoint a commission of five citizens for the purpose of taking up this subject during the coming summer and to render a report to the Mayor by October 1st next. It is expected that out of this study an up-to-date and progressive housing law will be adopted in Cambridge.

Chicago, Ill.—In the Chicago Women's Municipal League platform adopted recently at a mass meeting that packed the Auditorium Theatre the following plank on housing was adopted:

"In order that the ordinances which have been enacted from time to time with reference to the construction and use of tenement houses may be more adequately enforced than hitherto, we demand:

"An increase in the number of sanitary inspectors.

"The adoption of a higher standard in the appointment of building inspectors.

"An increased activity on the part of the city attorney's office in the prosecution of violations.

"Increased interest on the part of Municipal judges before whom these violations are prosecuted, and a discontinuance of the practice on the part of the city council of granting exemptions (on recommendation of the building committee) from the application of ordinances which it has itself enacted."

Cleveland, Ohio.—Miss Mildred Chadsey, former Chief of the Bureau of Sanitation of the Health Department of Cleveland, has been engaged by the Chamber of Commerce to complete the preparation of a Sanitary Code for Cleveland upon which the Chamber of Commerce has been engaged for some time past.

Columbus, Ohio.—Not only the public officials of Columbus but its citizens as well have been very much perturbed lately by a project for the erection of cheap three-room dwellings on Joyce Avenue north of the Panhandle shops. Dr. Kahn, the Health Officer, makes the statement that "these buildings will produce just the conditions which the Tenement House Code was designed to prevent." It is added that the very best sanitary conditions will be insisted upon by the Health Department before their occupancy will be permitted.

Crawfordsville, Ind.—"Crawfordsville has slums" was the startling statement made by Miss Elizabeth Winter, city housing inspector, in a recent talk before the social welfare conference. She then went on to tell of the deplorable conditions revealed in the 350 houses and tenements visited last winter. In 65 cases violations of the law were found and reported. The cases were put in the hands of the city attorney but as yet nothing has been done to remedy these conditions. Miss Winter declares she is prepared to confront the tenement owners in a Court of inquiry and tell of her discoveries.

Dallas, Tex.—At a meeting of the Public Health and Housing Committee of the Chamber of Commerce and Manufacturers' Association, resolutions were adopted yesterday, rec-

ommending to the Mayor and City Commissioners that a complete survey of housing conditions be made.

The survey on housing conditions is requested in connection with the present agitation on race segregation in Dallas. It is recommended that the action be done with the assistance of the Russell Sage Foundation and that an ordinance be passed regulating the construction of buildings.

Des Moines, Iowa.—Des Moines has suddenly discovered that it has bad housing conditions and that something should be done about it. An inspection of the worst conditions has recently been made and steps are now being taken to proceed against landlords who have permitted the conditions complained of to exist. Foremost in the movement for the improvement of such conditions have been Councilman Woolgar and Mayor MacVickar. The newspaper men in their tour of the city discovered one instance where six children were found sleeping in a room 8 ft. by 6 ft. in size with the usual accompaniments of sordid and dirty surroundings.

Mayor MacVickar in a public interview recently said: "There is a real need for an investigation of housing conditions. Of course Des Moines is not a large city and there are not a large number of places where conditions are bad. They should be easily handled."

Apparently the crusade for the abolition of the slums has originated with the Des Moines Tribune.

Detroit, Michigan.—The attention of the citizens of Detroit is once more being called to their serious housing conditions. Dr. Price, the Health Officer, has recently uncovered examples of congestion, filth and overcrowding that have shocked many people in Detroit who have heretofore believed that Detroit was a "city of homes" and had no slums.

The Detroit newspapers in a series of articles setting forth these conditions have been carrying on a campaign for effective work. This, coupled with a dearth of housing accommodations, has led the Industrial Welfare Managers Association of the Board of Commerce Executives Club to take up the question of housing and they are about to make a thorough study of the local situation so that effective remedies can be devised.

It is also learned that plans are on foot for the building of a hotel for single men, modelled somewhat on the style of the Mills Hotels in New York.

Eau Claire, Wis.—The Housing problem in Eau Claire has become a serious one, so in order to cope with the situation the Civic and Commerce Association has created a Housing Committee with a live chairman to carry on the Committee's work. The members of the Association through the Committee will make an effort to solve the problem which is now confronting the city in an effort to secure the organization of a local corporation to finance an undertaking that will go far to supply what has become a great demand here in the way of available homes for renting purposes.

Evansville, Ind.—A comprehensive housing campaign by Building Inspector Edward Kerth promises to wipe away Evansville's plague spots. Eighty buildings last year were razed as a result of his activities, in some cases entire blocks being torn down when he condemned them as unfit for habitation. Mr. Kerth now has begun the latest and biggest housing campaign this city has ever known. It is nothing less than the elimination of "Baptisttown," the colored section of the city, containing block after block of unsightly shacks, breeders of disease and crime. Campaign plans include the opening of streets through the section and a park will be located in the center. It is expected that the move will cause the colored residents to move to an outlying district, where they already have a large settlement and where their condition will be much bettered through their having to construct new homes.

The state fire marshal has recently notified Mr. Kerth that he will assist him in carrying out the plans of the housing committee of the Chamber of Commerce.

The assistance has been proffered mainly because of the refusal of a number of property owners to comply with the orders issued for the razing of buildings that had been condemned.

Fall River, Mass.—Construction of three-deckers, which are so prevalent in New England cities at present, will be im-

possible under the provisions of the proposed tenement house act which is being advocated by the local Chamber of Commerce.

Farrell, Pa.—The business men of Farrell realizing the great need of more houses arranged recently for a meeting at the Commercial Club to discuss the problem.

While no definite plans have been made it is practically certain that a movement will be started with the object of erecting a large number of houses for renting purposes this spring. It is likely that a stock company will be formed soon to build houses for working men and their families.

Fort Worth, Tex.—The results of a survey recently completed by the Social Service Committee of the City Federation of Women's Clubs, which covered 300 homes and included photographs and complete descriptions of ventilation, sanitation, food supplies and other data, have been forwarded to the University of Texas, and will be used in an effort to obtain "A Model Housing Law" for Texas.

Halifax, N. S.—Halifax has actively entered the campaign for better housing by organizing a representative housing committee, which will make serious efforts to relieve the situation by organizing a company to build homes for working-men, and also secure new housing laws.

Hartford, Conn.—Within the last year 4,000 new mechanics have come to Hartford to live, and the problem of taking care of them has caused many residential readjustments.

It is conservatively estimated that at least 4,000 more workmen will come to Hartford during 1916, and these also will have to be housed. In what way will they be housed and what effect this is likely to have in transforming certain sections of the city is an interesting subject.

Hoboken.—The Hoboken Housing Association was formally organized at a meeting held on February 25 at the office of the Board of Trade. The object of the association is to supplement the work of the State and city officials and to co-operate with them in their efforts to bring about improved housing conditions by enforcing the existing laws and by supporting advanced tenement house legislation.

The officers elected were as follows: Dr. H. Alexander, president; Richard Stevens, first vice-president; Mrs. Richard Beyer, second vice-president; Mrs. James A. McMullen, secretary; Miss C. Moller, treasurer; Mrs. Lena Alsberg, Rev. Waldo A. Amos and Miss M. Dellevie, executive committee.

Holyoke, Mass.—The committee on housing is planning to hold a meeting within a short time, and will prepare an ordinance governing the erection of new buildings in the city. It is planned to have a thorough housing survey of the city from which will be gained information relative to an ordinance bettering the buildings already constructed where such betterment is necessary to the public health.

Kansas City, Kansas.—The Mercantile Club has determined that the next Kansas Legislature will be asked to enact laws that will compel landlords to provide habitable dwellings.

It was brought out that in the old portions of the city houses are occupied by four and five families, living in unsanitary conditions. The landlords, it was said, would not improve the property, and entire localities became slum districts.

Laws providing for proper sanitation and regulating the number of families that may be housed under one roof, the Club believes, will better these conditions.

Kansas City, Mo.—The Board of Public Welfare will soon decide whether to launch a new housing plan for workmen. The plans have been prepared by W. I. Potter of the research department. The scheme is planned to give investors a six per cent. return on their money and provide modern houses with five rooms and bath for \$12 per month.

Los Angeles.—Every phase of the work of the Municipal Housing Commission increased during 1915, according to the recent annual report. The total number of inspections for the year was 15,004, showing a gain of 1,395 over those of 1914, and the number of nuisances abated last year was 8,040, or about 2,100 more than during the previous twelve months. During the last year the commission caused 16,157 sheets to be lengthened and widened as required by the State law and other activities of the commission included the venting of 524 gas

heaters, 1,296 rooms unfit for habitation vacated, 3,193 plumbing fixtures ordered installed and repaired, 19,269 ceilings and walls cleaned and painted and 4,184 floors painted.

The commission inspected 491 plans for house courts and approved 385 plans, and, through its activity many changes in other buildings were brought about.

It is reported that the first of the series of Housing Institutes to be held in the near future by the California Commission on Immigration and Housing will probably be held in Los Angeles.

Louisville, Ky.—The failure of citizens of Louisville to report to the Health Office violations of the tenement house law is discussed in a short article on "Housing Conditions" in the current issue of "Health and Hygiene," the monthly bulletin published by the local health department. The article calls attention to the fact that Kentucky has a tenement house law which might be much more effectively enforced with the proper co-operation of the public.

Manchester, N. H.—It is reported that the Amoskeag Manufacturing Co. is now building what is reported to be "some of the most remarkable buildings ever erected by a textile corporation for the purpose of housing employees."

There are five blocks in all, three of them practically complete at the present time. The others are expected to be ready for occupancy by the middle of the summer. Each block is two stories high, of brick construction, and has accommodations for eight families, each family being provided with six rooms and bath. Every device has been employed to make the houses attractive, light and airy and they are to be furnished with electric light, hot and cold water and gas. They will provide in all for about forty families.

One of the interesting features of this development is that these houses replace some old wooden shacks used in former years for tenement purposes.

Massachusetts.—The Massachusetts Civic League has been working for House Bill No. 1071, called "the Massachusetts Housing Law" introduced for the purpose of establishing regulations for the construction and maintenance of healthful dwellings.

"We have made regulation for tenement houses available where people want it," says a statement of the League "but a family living in a two-room cottage is as much entitled to light, ventilation, sanitation and protection from fire as one living in a two-room tenement. Moreover, there are such great numbers of small houses it behooves communities for their own protection to face the facts.

The proposed law is not mandatory. No city or town will be obliged to accept it unless the people want it. To become effective it must be accepted by a vote of the people in each municipality. If passed by the legislature and adopted by the people it will meet many problems in a reasonable way. The first step is to make it available. Whether or not this is done this year will depend largely upon the support given to it."

Michigan.—A housing survey of the principal cities of Michigan with special reference to the tuberculosis question has been undertaken by that section of the State Board of Health which is engaged in the state-wide tuberculosis campaign. Robert E. Todd, former secretary of the Detroit Housing Association is in charge of the work.

Nashville.—One of the addresses delivered at a recent meeting of the South Nashville Improvement Club dealt with housing problems as they appeared to City Building Inspector James H. Yeaman. Mr. Yeaman in his talk gave an account of the difficulties that beset him when he undertook to enforce the building laws. He said that in most ways the building laws in Nashville were good ones, and, if enforced, would result in vast improvement to the city's health and appearance. Among his remarkable statements was one that called attention to a matter which will have to be remedied before much real progress can be made. He said that there were in Nashville twenty-five hundred houses that should be condemned and either repaired and rebuilt or torn away altogether. He knew where they were, and the law and the people expected him to condemn them and enforce the law.

"But," he said, "the difficulty is just this: I have the power to condemn them, and the law says that if the owner, after notification, fails to repair or tear them away, as notified, the city shall proceed to do so." But the owners utterly neglected the notifica-

tions and though he had the power to tear them down, there was not a cent of money available for tearing them down. Manifestly it was impossible for him to tear houses down without a cent to pay anybody to do the work. It was an anomalous situation, but the fault of not enforcing the law was not at his door.

In addition to the interest shown by the Building Inspector, equal interest has been shown by the Health Department and by the whole administration. The city Health Officer has detailed one of his men to co-operate with the Assistant Supervisor of Buildings in a survey of the houses, which started in the early part of April. A great deal of this improvement has been due to the Central Civic Improvement League, an organization of negroes which has interested itself in the improvement of housing conditions where they are found to be the worst. The League made its own survey of the negro sections of the city and has reported to the Health Department the condition in each house. Some interesting results may be expected from this very interesting and important campaign.

New Brunswick, N. J.—Plans for the solution of the housing problem in this city through the formation of a \$250,000 corporation that will assist builders in putting up houses in undeveloped sections of the city were outlined to the Board of Trade at a recent meeting by Charles A. McCormick, Chairman of the Committee on Housing.

Newburyport, Mass.—A great deal of interest has been manifested recently in the subject of improved housing in Newburyport. At a meeting of the Newburyport Business Men's Association held not long ago a notable address on "Suitable Cheap Houses for Newburyport" illustrated with lantern slides, was made by Mr. E. S. Dodge, a local architect.

New Haven, Conn.—From New Haven comes the report that a New York investor is planning to build a huge brick tenement house for 37 families. It is reported that the site has been selected and that the house is shortly to be erected.

Newton, Mass.—Newton is one of the Boston suburbs that is becoming actively interested in its own housing conditions. As the result of the action of its citizens, local investigations are being made with the idea of securing proper laws to control the conditions.

New York City.—It is learned that the Open Stair Dwellings Company has purchased two acres, comprising some twenty-six lots, in Harlem north of 125th Street, and is planning to erect thereon six large buildings, each being 108 ft. in width, the apartments to be developed on the same plan as in the former buildings of this company. It is stated that the houses when completed will house 648 families.

The main features of the buildings will be the open stairs, the absence of public halls and the provision for light and air.

Various social adjuncts to the building it is reported will be installed, including a kindergarten of the Montessori type, a Penny Provident bank and possibly a small co-operative store for the use of the tenants.

Omaha, Neb.—The Municipal Health Committee of the Commercial Club has placed itself on record as favoring legislation to more closely regulate housing conditions in the city.

Pekin, Illinois.—A movement for improved housing conditions in Pekin has been started by the Social Welfare League and is finding great support in that city. It is learned that there are places in Pekin where "from six to a dozen people live huddled together in one, two or three rooms under conditions the bad effects of which cannot be exaggerated."

Miss Maye Harvey is leading the movement for the betterment of these conditions and is having in this the active co-operation of the various women's organizations in Pekin.

Pittsburgh.—At a luncheon in the Fort Pitt Hotel, under the auspices of the housing commission of the Chamber of Commerce, the plan for better homes for the low paid wage-earner was thoroughly discussed before the largest representative body ever assembled in Pittsburgh in the interest of this subject. Every social and industrial body was represented at the meeting which was presided over by Brig. Gen. Albert J. Logan, chairman of the housing commission.

After a number of addresses on the problem as it must be met in Pittsburgh one of the members of the commission made an appeal for financial help for the newly organized home building company. He stated that about 100 members of the Chamber of Commerce had subscribed \$40,000 and that \$90,000 was needed to successfully carry out the work.

Providence.—A committee on improved housing was formed at a recent meeting of representatives of societies interested in better housing conditions held at the Chamber of Commerce. John H. Cady was chosen Chairman of the Committee, Dr. Charles V. Chapin vice-chairman, and Willis E. Chandler, secretary.

The committee was formed in anticipation of the Fifth Annual Conference of the National Housing Association which is to meet in Providence this year.

Three sub-committees were also formed; one on the preparation of a survey of present housing conditions in the metropolitan district of Providence; one on the revision of the building laws, and one on the National Housing Conference. Chairman Cady was also appointed to investigate the housing problem and seek the co-operation of State and City Officials in obtaining improvements.

The policy of the committee is to bring together all interests, public and private, directly concerned in the bettering of housing conditions in the metropolitan district of Providence. Prompt improvement in the living conditions is sought.

Quincy, Ill.—In a report of housing conditions in Quincy, the Rev. Mr. Greenman declared that there are many "plague spots" in Quincy where the houses are old, dirty and breeders of diseases. He says he believes that many of the epidemics of diseases originate in these old buildings. "Some of the rows in the city," said Mr. Greenman, "are menaces to the physical and moral health of the individuals who live in them, and also to the physical and moral health of the city in general."

Reading, Pa.—Governor Brumbaugh, Pennsylvania's Chief Executive, came out strong for housing reform in one of the closing addresses at the Fourth Annual Conference of the Pennsylvania Housing and Town Planning Association. The Governor touched on various phases of the problem, and in the course of his address paid a tribute to the State Health Department in the following words: "We have in Pennsylvania one of the finest health departments in the country. But the labors of Dr. Dixon, who is at the head of it, have been multiplied many times because our administrative department has not regulated our housing conditions. My plea is that if you believe it is the business of

the commonwealth to look after the health of our people, it is your duty to be interested in this housing problem. It ought to be the banner department in the prevention of disease."

St. John, N. B.—The city of St. John is preparing to enter the housing business for the benefit of the workmen of the city. The first step was taken at a recent meeting of the Common Council when a Bill, giving the city the required powers, was approved and ordered to be forwarded to the Legislature.

The Bill gives the city power to expropriate lands as may be required and to erect houses suitable for the homes of working men. It provides for the issuing of bonds to cover the cost of purchase and erection, and sets forth an easy payment scheme under which the properties may be acquired by the citizens.

The plan suggested is a payment of 10 or 15% of the ultimate cost when possession is taken and the balance to be paid in monthly instalments, such payments to be arranged to include interest at 6% on the balance outstanding.

Salem, Mass.—The recently enacted Salem Housing code is to be literally put on trial for its life according to the local newspapers.

A property owner whose new building violates one of the provisions of the code, will appeal to the city council to legalize the violation. Work on the building has been stopped, although the plans had been approved and a permit granted by a previous inspector.

Apparently there has been a clear violation of the housing code, and the fact of the matter is, that the question which will be put up to the council is the acceptance or annulling of the code.

Adopted only last year after a considerable amount of labor it is now on trial for its life.

Sharon, Pa.—The Sharon Chamber of Commerce proposes to finance and organize a company with a capital of \$250,000 for the purpose of erecting 400 houses in Sharon, to be sold on the easy-term plan to tenants. Arrangements also will be made for houses to rent, and for the loaning of money to landowners who desire to build houses anywhere in Sharon.

South Bend, Ind.—A widespread campaign for the betterment of housing conditions has been inaugurated by the South

Bend News-Times in a series of striking Sunday stories written by Miss Elinor Wolf. The worst conditions in South Bend have been portrayed in such manner as to stir the city to its depths.

The South Bend News-Times is to be congratulated on this public-spirited and journalistic feat which is bound to result in great good to the city.

Springfield, O.—Plans for a more active and thorough campaign to improve housing conditions among the poor of Springfield were outlined at a recent meeting of directors of the Associated Charities and steps will be taken at once to secure some measure of what is characterized as much needed relief.

Dr. R. H. Hume president of the association was instructed to appoint a committee of three to co-operate with Superintendent James Griffiths in a more intensive study of conditions and to recommend such corrective measures as may be found feasible.

Summit, N. J.—That housing conditions in one of the finest residential cities in New Jersey are by no means what they should be, the Summit Board of Trade has learned, apparently to the surprise of some of its members. Evidences of a serious situation were pointed out by the president of the State Housing Association, and the upshot of the revelations is that the trade body contemplates engaging an expert to make a housing survey.

Washington, D. C.—It is reported that the directors of the Ellen Wilson Homes have selected a square seven blocks from the Capitol on South Capitol Street in a hitherto undeveloped section, on which they will soon start work erecting 140 small dwellings in their housing enterprise.

HOUSING AND COMMERCIAL ORGANIZATIONS.

It is significant that in a mail vote of its members on a suggested programme of 15 items of importance, the members of the Minneapolis Civic and Commerce Association voted by a large vote as a matter of fifth in importance in their programme, the improvement of housing conditions in Minneapolis. This augurs well for the success of the Minneapolis Housing Law, prepared by the Civic and Commerce Association, which it is planned to have introduced in the next session of the Minnesota legislature.

Housing Betterment

AUGUST 1916

A Journal of Housing Advance

Issued Quarterly by
The National Housing Association

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Housing Betterment

105 East 22nd Street, New York City

Vol. 5

AUGUST, 1916

No. 3

THE NEXT HOUSING CONFERENCE.

THE preliminary programme for the next National Housing Conference is now ready for announcement. The Conference is to be held at Providence, Rhode Island, on Monday, Tuesday and Wednesday, October 9, 10 and 11.

The programme has been developed this year by a committee of which Mr. Andrew Wright Crawford was chairman, and the other members were Mr. John Hutchins Cady of Providence, Miss Emily W. Dinwiddie of New York, Charles B. Ball of Chicago, Elmer S. Forbes of Boston, George M. Kober of Washington and Jacob G. Schmidlapp of Cincinnati.

The Conference, following the custom of previous years, is to be a three day conference. It will begin Monday morning with registration and with the formal exercises and an address of welcome by Mayor Gainer of Providence, and will close on Wednesday, ending with the usual banquet.

As in previous years, there will be sessions morning, afternoon and evening.

The morning session on the first morning will be devoted to registration and the more formal exercises; on the two subsequent days to section meetings.

The afternoon sessions will be devoted to what may be termed semi-popular papers, with two papers at each session and very full opportunity for discussion.

In the evening the sessions are to be made as popular as possible.

A departure from previous Conferences will be found in the ingenious arrangement that has been made with reference to the section meetings. Heretofore at many Conferences there has been

complaint that the conference is a "three-ring circus" and that persons who are interested in several subjects are unable to attend the discussion of all of them because of the fact that section meetings conflict.

To obviate this difficulty a plan has been devised of holding the three section meetings at different hours, one to begin at 9, another at 10 and another at 11. Thus every delegate will be able to hear the papers in all of the section meetings, and those who are especially interested in some one section meeting, like "Construction," for instance, and who do not wish to attend another section meeting will be free to stay and discuss the papers at their section meeting throughout the entire morning if they so desire.

The chief feature of the Conference this year has rightly been made "Industrial Housing," in view of the widespread interest on the part of employers of labor in this phase of the housing problem.

While much attention will be devoted to the housing of workers at industrial plants and to the construction side of housing, the health side is not to be neglected. The first formal session on Monday afternoon is to be given up entirely to the topic "Housing and Health" and the problem is to be presented on that occasion from the point of view of the State Government and Housing and the Local Government and Housing.

The first popular meeting on Monday evening is to be devoted to two topics in which there is widespread interest at the present time, "Districting" or "Zoning," which will be presented by Mr. Lawson Purdy, the Vice-Chairman of the Commission on Building Districts, of New York, and the question of "Garden Suburbs," which it is expected will be presented by Mr. Lee J. Ninde of Fort Wayne.

As usual, there will be reports from delegates on housing progress in their communities made at the first Round Table Luncheon on Monday.

This year there are to be four section meetings instead of two: one devoted to "Construction," one to "Management" and one to "Health," while another may be said to be given up to the consideration of the mechanics of the housing movement and will discuss such topics as "Organization of Housing Work," "How to Educate the Community," &c.

The big meeting on Tuesday evening will be given up entirely to the discussion of "Industrial Housing." John Mitchell, the well known labor leader of national reputation, has agreed to discuss this question from the point of view of the worker and it is hoped that it may be possible to secure Judge Gary, of the United States Steel Corporation, to discuss it from the point of view of the employer.

A topic of great interest throughout New England will be the discussion of "The Menace of the Three-Decker" to be had at the second afternoon session by Mr. Prescott F. Hall of Brookline. This one topic alone should attract large delegations from all over Massachusetts, and from the other New England states.

Similarly, a very live session is expected from the discussion by Mr. Bernard J. Newman, the Secretary of the Philadelphia Housing Association, of the topic "Shall We Encourage or Discourage the Apartment House?"

The National Housing Association feels itself very fortunate in having secured the consent of ex-President Charles W. Eliot of Harvard University, to deliver the main address at the banquet which closes the Conference on Wednesday evening.

In formulating the programme this year a special effort has been made not only to bring to the meeting men of national reputation in their field, but also to have on the programme persons who have not participated in previous conferences. From present indications the Providence meeting promises to be one of the most successful meetings that have been held. The detailed programme follows:

TATIVE PROGRAMME FOR FIFTH NATIONAL HOUSING CONFERENCE.

MONDAY, OCTOBER 9, 1916

MORNING

NINE TO TEN-THIRTY

Registration

TEN-THIRTY.

Address of Welcome, by Hon. Joseph H. Gainer, Mayor of Providence.

Response on Behalf of the National Housing Association by Robert W. de Forest, President.

Brief Report of Progress of the Year by the Secretary.

TWELVE-FIFTEEN

Round Table Luncheon

Three Minute Reports of Progress of the Year from Delegates.

AFTERNOON SESSION

THREE O'CLOCK

HOUSING AND HEALTH—THE GOVERNMENT AND HOUSING
The State and Housing

Samuel G. Dixon, State Commissioner of Health,
Pennsylvania.

J. N. Hurty, State Commissioner of Health, Indiana.

Local Health Departments and Housing

F. E. Fronczak, Health Commissioner,
Buffalo, N. Y.

FIVE O'CLOCK

Social Reception to Delegates.

MONDAY EVENING

EIGHT O'CLOCK

"How to Get Garden Suburbs in America,"

Lee J. Ninde, Fort Wayne, Indiana.

"The Districting of Cities,"

Lawson Purdy, Vice-Chairman, Commission on
Building Districts, New York City.

SECOND DAY

TUESDAY MORNING, OCTOBER 10TH

Three Section Meetings, as follows:

CONSTRUCTION

1. Nine o'clock.

Topic: "How to Get Low Cost Houses."

Grosvenor Atterbury, New York City.

HEALTH

2. Ten o'clock.

Topic: "Housing and Disease."

James Ford, Harvard University.

Topic: "Housing as a Part of the Work of the Local
Health Department."

John Molitor, State Department of Health,
Pennsylvania.

MANAGEMENT

3. Eleven o'clock.

Topic: "The Essentials of Good Management."

Allan Robinson, President, City and Suburban
Homes Company, New York City.

TWELVE O'CLOCK

Automobile trip to one of the Country Clubs and Inspection of
Housing Conditions in Providence.

EVENING SESSION

EIGHT O'CLOCK

"Industrial Housing."

Elbert H. Gary.

John Mitchell.

Lawrence Veiller.

THIRD DAY
WEDNESDAY, OCTOBER 11
MORNING

Three Section Meetings as follows:

CONSTRUCTION

1. Nine o'clock.

Topic: "Industrial Housing—What Types of Houses to Build."

Perry R. MacNeille.
Owen Brainard.

ORGANIZATION OF HOUSING WORK

2. Ten o'clock.

Topic: "Focusing Community Interest."

E. A. Moree, of the American Red Cross.

EDUCATIONAL WORK

3. Eleven o'clock.

Topic: "How to Educate the Tenant."

Bleecker Marquette, Asst. Secretary, Tenement House
Committee of New York Charity Organization Society.

TWELVE-FIFTEEN

Round Table Luncheon

"Providence's Housing Needs."

John Ihlder, Washington, D. C.

AFTERNOON SESSION

THREE O'CLOCK

"The Menace of the Three-Decker."

Prescott F. Hall, Brookline, Mass.

"Shall We Encourage or Discourage the Apartment House?"

Bernard J. Newman, Secretary, Philadelphia
Housing Association.

EVENING SESSION

EIGHT O'CLOCK

BANQUET

Speaker—Charles W. Eliot, Cambridge, Mass.

WATERBURY SHOWS THE WAY.

In our last issue we referred to the housing famine from which so many munition towns in New England were suffering and called attention to conditions throughout Connecticut, which seems to have had an especially hard time of it.

One Connecticut city, Waterbury, has given an object lesson to the whole country in efficient methods of dealing with a problem of this kind.

Before Waterbury's problem became too acute, and anticipating what was going to happen, one of the leading manufacturers of the city quietly made plans for housing the expected increased population. Being an experienced business man, the first thing he did was to find out what had been done elsewhere in this country in solving the problem of industrial housing.

After consulting the National Housing Association on this point, he took their advice as to the best way to meet the local problem.

That advice was to employ an expert to come to Waterbury and look over their local situation and then in the light of the study thus made to advise them what they should do.

This was the course of action that they followed, and John Nolen, the well-known city planner and landscape architect of Cambridge, Mass., was retained as the expert.

A local Housing Committee was formed in Waterbury, the members being appointed by the Mayor. The Committee included a representative of the savings banks, who was Chairman of the Committee, the Secretary of the Associated Charities, who was Secretary, the City Engineer, and three manufacturers.

The members of this Committee resolved that, before plunging in and building something, they would find out by careful investigation the extent and character of the demand for houses, and also the experience of other places in meeting somewhat parallel conditions and requirements. The first step, it seemed to them, was a social and economic diagnosis,—something that would give them confidence in the prescription for immediate needs and at the same time enable them to adopt measures that would be preventive in character and apply to meeting the situation in more normal times.

The investigation began by the consideration of: (1) What are Waterbury's housing needs? (2) Where can these needs be met? (3) How can workingmen's houses be provided in Waterbury? The data, when collected, showed that there were from 1,000 to 2,000 families to be provided for; that 35% of these were skilled workingmen and 65% unskilled; that the average weekly wage of the skilled was about \$20 and of the unskilled, \$14; that 54% of the total were married men; and that the consensus of opinion with regard to the type or types of houses was that the one-family house should be preferred, if the family could afford it. If not, two one-family houses built together, but with separate yards, and that only where necessary the three or four tenement flat should be built.

The recommendations presented by Mr. Nolen covered all the main points and furnished the Committee with a working program. These recommendations were accompanied by maps and diagrams showing available lands, with prices, and full information as to existing public utilities, car lines and cost of development. The appendix gave very complete, up to date reference material and plans with regard to the housing problem, especially along construction lines.

The justification of this method is, first of all, that it would seem to be the best means of avoiding costly mistakes; and, secondly, that it is leading to prompt action. The contract has already been awarded for the construction of fifty houses of the row or terrace type common in Philadelphia. The houses, including the land, will cost from \$2,500 to \$2,800, and the first batch will be ready in three months. Work on them is now well under way.

HOUSING AND THE BIRTH RATE.

An interesting report has just been presented by the National Birth Rate Commission of England (Chapman & Hall, publishers, 450 pages), setting forth at great length the results of an exhaustive inquiry into the factors which have tended to bring about a reduced birth rate in England.

In its report the Commission states, with reference to the housing problem and its effect on the birth rate, that the

evidence all points in one direction, namely, that children are the crux of the question.

Landlords do not willingly cater for large families; in fact they prefer tenants who have no children. All over London there are numerous small property owners who have two or three or four or five houses belonging to them, upon the rentals of which they depend for a livelihood. Such landlords naturally wish to get as much as they can from their property, and this can best be done by letting the houses to persons who either let off a portion to people without children, or to tenants who take in lodgers.

Generally, the Commission record their deliberate opinion that the housing question, both in town and country, makes the rearing of large families by the working classes a matter of great difficulty, and also affects the birth rate.

Among the reforms advocated is provision of adequate housing at reasonable rents.

RENTS REGULATED BY LAW.

Australia, where so many interesting experiments in legislation are worked out, is apparently the first country to attempt through the medium of legislation to control the rents to be paid by occupants of dwelling houses. On August 19, 1915, a bill to this effect was introduced in the Parliament of New South Wales.

This bill provides "for the determination of fair rents for certain dwelling houses" and is applicable to any dwelling subject to a lease whether made before or after the act takes effect for any term not exceeding three years, at a rent not exceeding \$500 a year and within localities appointed by the Governor.

The measure provided further for the appointment by the Governor of what were known as "fair rents courts" to which any lessor or any lessee who has paid or tendered all rent due under his lease may apply to have the fair rent of the dwelling house leased by him, or to him, determined. All lawyers are barred from appearing in such applications.

The measure contains many interesting details as to the methods of procedure to be adopted by the court in determin-

ing what is a fair rent for the property in question which, the bill provides, shall be not less than 5% nor more than 7½% of the capital value of the dwelling house, plus the annual rates and taxes, amounts for repairs, insurance, &c. The bill contains many other interesting features.

LECTURES ON HOUSING.

Two interesting courses bearing on Housing and Public Health are the courses being given during August at the Meadville Institute for Religious Education at Meadville, Pa., under the auspices of the American Unitarian Association. In this course five lectures are to be given by Bernard J. Newman, Secretary of the Philadelphia Housing Association, on Community Surveys, Exhibits and Organized Work as Related to the Essentials of Public Health and Social Welfare.

These will be given during the first week of the Institute, namely, August 14th to 18th, inclusive. From August 21st to 25th, inclusive, Mr. Elmer S. Forbes of Boston will deliver five lectures on housing under the following topics:

- I. "The Housing Problem in the City and Country."
- II. "Causes and Effects of Bad Housing."
- III. "Standards of Good Housing."
- IV. "The Control of Housing Development."
- V. "A Program of Housing Reform. How the Church Can Help."

"THE AVERAGE MAN'S HOME."

All persons interested in housing construction will be greatly interested in a book entitled "The Average Man's Home," published by the Complete Building Show Company, Leader-News Building, Cleveland, Ohio, and sold for \$1.00. This book consists of 50 of the best plans submitted in a national competition conducted by the First American Complete Building Show held in Cleveland February last. Nearly 300 drawings were submitted in this competition and from these there have been selected the 50 best.

As the title indicates, the purpose of the competition was to meet the demand of the average man, "the butcher, the baker, the candle-stick maker (if any are extant), the clerk, the bookkeeper, the motion picture manager, the baseball player, or anybody else who has a sufficient interest in himself, his family and his city to want to own a home."

In arranging this competition the organizers limited it to houses that should not exceed \$3,000 in total cost, and the plans presented fall within this category. A full page is given to each plan, with an artist's sketch of the elevation and well-rendered floor plans of each of the floors. All persons interested in real estate development, as well as those interested in housing, will be keenly interested in this valuable little book.

THE FIGHT FOR FRESH AIR.

An interesting controversy has been going on in Chicago for some time past in connection with the effort to control the use of underground portions of a large department store and to prohibit the use of sub-basements for the retail sale of goods.

Under the provisions of the Building Code passed eleven years ago the use of this portion of a building was prohibited. Notwithstanding this a large department store constructed in Chicago in 1912 was built with a second basement 32 feet below grade and had ever since its erection been used contrary to the provisions of the ordinance. In 1913 the city brought suit to enforce the ordinance and the litigation is still pending. As the right of the city to pass an ordinance of this kind had been upheld by the Supreme Court, those interested sought early in 1915 to regulate the use in question by the introduction into the City Council of an ordinance which would have permitted the use of sub-basements for the retail sale of goods under certain specified conditions. The ordinance slumbered in committee for nearly a year and last winter, in December, was reported favorably out of committee.

The friends of proper ventilation and safety in Chicago immediately manifested their opposition to special legisla-

tion of this kind and to this letting down of the bars, endangering, as it did, the lives of women and children by permitting a form of construction which, in their judgment, was not only detrimental to health, but dangerous to life and safety.

As a result of the public discussion that was had the ordinance still slumbers. A very interesting discussion of this whole Mandel sub-basement ordinance will be found in the Chicago City Club Bulletin for January, 1916. It has an important bearing for housing reformers as indicating the interest that is being aroused in proper standards of safety and ventilation in buildings other than dwellings.

A VALUABLE REPORT.

Students of housing reform will be deeply interested in the second annual report of the California Commission of Immigration and Housing, recently published. The complete report comprises a pamphlet of 396 pages. The portion relating to housing, however, comprises 123 pages with numerous illustrations and tables of statistics and reproductions of their pamphlets "The A. B. C. of Housing" and "A Plan for a Housing Survey."

A limited number of copies of this report are still to be had upon application to the Commission at its office, 525 Market Street, San Francisco, by sending 24c. to cover the postage.

A LOST LEADER.

CHARLES J. ALLEN.

The cause of housing reform in New Jersey and throughout the whole country has suffered a serious loss in the death on June 17th of Captain Charles J. Allen, Secretary of the State Board of Tenement House Supervision. Captain Allen had been ill for months with a complication of ailments and when the news of his death came it was expected that he was on the road to recovery.

How great his loss is no one who did not know him can appre-

ciate. He was a pioneer in his own State of New Jersey and like all pioneers had to bear the brunt of the resentment of men of small minds who found Captain Allen the obstacle between them and their desires to obtain from their property an undue return.

It was while acting as legislative correspondent for one of the New Jersey newspapers at Trenton that Captain Allen became interested in the tenement house problem and it was largely due to his wide experience in legislative matters and his aid and interest in the cause that the New Jersey Tenement House Law was passed and the State Board of Tenement House Supervision established. Captain Allen was the natural appointee as Secretary of the commission appointed by Governor Murphy in 1902, to investigate tenement house conditions throughout the state and his appointment as permanent secretary of the Board of Tenement House Supervision was recognized by everyone as an ideal appointment.

Through all the years of the Board's activities Captain Allen has been the unifying force. The Board, while freer from change in its personnel than most boards of this nature, has benefitted greatly by having the same executive throughout its entire career. It has been very appropriately stated that he was the dynamic force of the entire system which has served to give the tenement house dwellers of New Jersey the benefit of modern improvements in living conditions.

Countless thousands of citizens of New Jersey are indebted to him for not merely the conveniences of life, but for many of the essentials of civilization. Future generations who never knew him will in the years to come bear testimony to the value of his work, to his splendid courage and to the great services that he rendered to his state.

MEXICAN HOUSING CONDITIONS.

One of the interesting features of the Los Angeles housing display at the nation-wide "Baby Week" celebration held last March, presented by the Los Angeles Housing Commission, was an exact miniature of a "Mexican's Home-Made Shack" with its ugly surroundings.

The entire model depicted the customs and habits of the unskilled peon laborer. The shack was originally located on the East side of the city, and had been built out of scraps of dry-goods boxes, gunny sacks and tin cans. A certain lady who visited the exhibit stated that she saw "nothing wrong with that house, it gets plenty of fresh air." A small sign gave in detail the main defects of this type of construction. The sign read as follows:

"Very undesirable in construction, material and arrangement. Permitted by the present city ordinances.

"No shelter from cold winter rains.

"No protection from flies.

"Vermin infested.

"Scanty water supply.

"Unsanitary privy vault.

"Cost of construction less than \$75, therefore no building permit required."

On the second table a typical Mexican House-court (three or more habitations on the same grounds with conveniences and grounds used in common), with its filthy surroundings were presented. This exhibit showed the average style of architecture of the Mexicans' homes, lot overcrowding, bad drainage, bad ventilation of rooms, defective screens, broken windows, improper disposal of garbage and refuse, no provision for shade from the hot rays of the sun, no family privacy.

A TRIBUTE TO MR. SCHMIDLAPP.

The following interesting tribute to Jacob G. Schmidlapp of Cincinnati because of his work in providing better houses for the negroes of that city, has recently come to our notice. Readers of *Housing Betterment* we know will be interested in the comparison of Mr. Schmidlapp with "Typhoid Mary" and the suggestion that he become a "carrier" of the germ of better housing:

"I have watched the growth of your movement from its beginning to the present day and can truthfully say that 'The half has never been told.'

"I care not what any people may say; they may call it by any name that suits their fancy,—Segregation, Jim Crowism, or a

financial propaganda, but I do say, and I do know, that you have done, and are still doing more for the better housing conditions of colored people in Cincinnati than any other man, or set of men, organized or unorganized have done since the foundation of the Queen City of the west.

"You have built for these people, and that too at a moderate rental, not frame shacks, but respectable brick and cement dwellings with every modern convenience, laundries, baths, separate baths for each flat, hot and cold water, and all up to date sewerage. Gardens, fountains, play grounds, lights, assembly halls for neighborhood meetings and social development, and last, but not least, well paved streets, more, I am sorry to say than Cincinnati itself with all her laws, ordinances and moneys has done in like neighborhoods. A visit to those districts inhabited by our dark skinned brothers will prove the truthfulness of my statement. I am a daily visitor to all these neighborhoods and know whereof I speak. Avondale, Clifton, East Walnut Hill, and other aristocratic colonies may show greater wealth conditions, but they will not show any cleaner or more sanitary conditions.

"You are doing just as much, if not more, towards lowering the tubercular death rate among negroes in Cincinnati than any other agent. Sanitarians, health officials and anti-tubercular faddists say that fresh air, sunlight, proper sanitary conditions, and decent living conditions are preventatives of tuberculosis; all these those people who inhabit your dwellings enjoy, and Washington Terrace to-day will show a lower death rate from disease of the lungs and chest, than any other like neighborhood.

"Keep up the good work, and may you become so impregnated with the germ of 'Better Housing' that you will become like 'Typhoid Mary,' a means of contagion, thereby infecting more philanthropic people, and send coursing through their blood that Humane Disease—'Better Housing' for Working People."

VACANCIES IN NEW YORK TENEMENTS.

Cities that are facing a housing famine will be interested in the recent census of vacant apartments made by Tenement House Commissioner John J. Murphy of New York in March of the current year.

With the assistance of the Police Department, a complete cen-

sus was made during the first week of March of all the existing tenement houses of the city. The facts disclosed are of interest.

The total percentage of vacancies throughout the whole city was 5.6%. It is interesting to note that in the so-called "new-law" tenements, those built with larger courts and more light and air, the percentage of vacancies was considerably less than in the so-called "old-law" tenement houses; 4.03% in the former and 6.52% in the latter. The following table sets forth in detail the conditions discovered:

MANHATTAN

	No. of apts.	Vacancies.	P. C.	Average rent.
New	142,639	4,856	3.40	\$36.00
Old	392,485	29,120	7.42	16.75
Total.....	535,124	33,976	6.35	

BRONX

New	94,777	3,973	4.19	\$26.34
Old	32,882	2,060	6.26	16.83
Total.....	127,659	6,033	4.73	

BROOKLYN

New	100,236	5,031	5.01	\$25.07
Old	165,373	7,293	4.41	17.22
Total.....	265,609	12,324	4.64	

QUEENS

New	18,437	505	2.73	\$16.17
Old	8,135	558	6.85	14.03
Total.....	26,572	1,063	4.01	

RICHMOND

New	155	10	6.45	\$17.75
Old	1,497	135	9.01	11.75
Total.....	1,652	145	8.77	
Total for the city..	958,816	53,541	5.60	

FAIR AUBURN AND PRIVIES.

A very complete legislative measure for the removal of privy vaults and cesspools and the substitution of modern conveniences in their place and authorizing the city to issue bonds to pay for the work and to assess the cost of the improvements against the community was presented to the New York State Legislature at the last session by the public officials of the city of Auburn, N. Y. We regret to say this measure did not become a law, not having been accepted by the local authorities when referred to them for a public hearing as required by the Constitution of the State.

Persons interested in this measure can obtain a copy by writing to the National Housing Association and sending two cents in postage.

ONE HEALTH OFFICER'S RECORD.

How vital a part the local health officer plays in the fight for better homes is well illustrated in the following statement made recently by Dr. Frank H. Edsall, the efficient Superintendent of Health of Jersey City:

"I am decidedly in favor of going out and looking for trouble in connection with Health Department work rather than waiting for complaints to be brought in and have made it a point regularly to do this but the discouraging feature about it all is that my facilities for looking for trouble are so woefully inadequate.

"I have been in charge of this Department for less than two years and in that time have had many difficult problems to meet. The lower part of this city is largely made up, so far as dwellings are concerned, of tenements converted from former private dwellings and this district is largely populated by persons of foreign birth or recent foreign extraction. The sewer connections in much of it are also deplorable. These facts will give you some idea of the problems which have to be met in connection with housing and health work.

"I have combed the city for privy vaults which were so located that sewer connections were possible and I am pleased to say that I have every reason to believe that not much more than fifty of these still exist and these are in process of abatement. The number that has been eliminated in the past has been large. Unfortunately, however, there are still several hundred in the West side of the city, on the

Hackensack meadows which cannot be eliminated because as yet there is no sewer connection possible.

"I have also had a general inspection of every stable in the city of which we could learn and most of these are now in satisfactory condition with respect to floors, sewer connections and general cleanliness. I am confident that few cities are at the present time better situated in this respect than we are. It has meant a large amount of hard work, however, to bring this about in the short time since it has been undertaken.

"I am endeavoring to educate the less intelligent and poorly housed people, through bureau nurses, in regard to what should be done relative to fresh air in living rooms and cleanliness and general sanitation.

"I have undertaken and am pushing along as actively as possible a general inspection of all dwellings in the city. Nothing of this kind has ever been done here in the past and so far as we have gone there is much need of it. My desire is to make this a continuous inspection; my ability to do so is at present very limited. If I can succeed in getting a general sanitary survey I will consider myself fortunate indeed.

"With an appropriation of only about \$56,000 for this city of 300,000, out of which we must keep supervision of communicable disease, of the food supply, of general sanitation, of plumbing, of infant welfare, get all clerical assistance and the medical inspection of fifteen thousand or more children in the parochial schools and look after the notification and collection of fees for dog licenses, poultry licenses and smaller permits, you will also appreciate the problems I have on my hands.

"I believe, however, that we are beginning to make some headway and garner some results."

A REACTIONARY BUILDING INSPECTOR.

It is frequently claimed that the average building inspector is not only unprogressive but at times even hostile to the question of housing reform; that where he is not merely in a rut he is apt to be reactionary. Indeed some housing reformers go so far as to hold that the average building inspector has little or no conception of his real functions and that instead of realizing that he is a public official placed in office to protect the interests of the community from the evils resulting from the practices of unscrupulous and stupid builders and architects, he more frequently believes that his function is to safeguard and conserve the building interests of the community in which he holds office.

There are of course many exceptions to this rule and many building inspectors throughout the United States have a proper conception of their duties.

A striking illustration of the reactionary type of building inspector is found in the attitude of Superintendent of Buildings, J. William Grant of Fall River, Mass., where they have recently had under consideration the question of whether the city should accept the State Tenement House Act or not.

Superintendent Grant in a letter takes a position strongly antagonistic to the acceptance of the proposed law on the ground that it would prohibit the erection of the dangerous and objectionable three-decker tenement house in Fall River. In his letter sent to the Chairman of the Committee on Ordinances he even goes so far as to object to the requirement that fire-escapes shall be erected on three-story tenement houses, adding that "these do not add to the appearance of any house." His whole memorandum is written from the point of view of the building interests and the safety and protection of the community seems to have no part in his consideration. We should think that the citizens of Fall River would want a building inspector who will protect their lives and safety rather than one who protects the interests of the building trades.

NEW JERSEY'S WORK.

New Jersey has every reason to be more than satisfied with the consistently excellent work of its Board of Tenement House Supervision. The latest report of this Board is not only a record of progress made in the past, but is a convincing testimonial of intention to do things in the future, toward radically improving the homes of New Jersey's tenement house population.

In 1915, the New Jersey Department had its usual fight in the Legislature against unscrupulous interests whose bitter opposition to the work of tenement house improvement seems to be undying. As the reports reads, the Board is yearly forced to fight "not for a wider field of activity, not to increase the beneficent provisions of the law, but to retain what has already been gained, and to prevent the statute from being amended to death." So far the Board has been uniformly victorious in its battles to retain New Jersey's Tenement House Law unimpaired.

As in every other community where a housing law is really effective, a certain type of real estate men are constantly using the argument against housing regulations, that they make the erection and maintenance of tenement houses unprofitable. The New Jersey Board has an answer that admits of no refutation. Since the Department for Tenement House Supervision was formed about ten years ago, over one hundred and fourteen millions of dollars have been invested in new-law tenements.

The Department has been giving careful attention to the problem of getting speedier results in tenement house cases brought before the New Jersey Courts. In a chapter headed "Legal Proceedings" the report tells of a new method the Board has adopted to bring careless owners to account. The old procedure allowed the owner four or five warnings before action would be brought against him in court—the new allows him just two. If he does not comply after the second warning he is at once hustled into court and fined without further ado. The report states in this connection that "the Department never lets a case go into court until the last shred of evidence has been obtained." It points the effect of this course in this significant sentence, "in no one case has an owner successfully defended his suit."

Perhaps the most encouraging part of the whole report is the concluding chapter in which the Board of Tenement House Supervision makes its recommendations to the Governor. It is self-evident that it has no intention of resting on past laurels. The Board aims to push on its work of reform until housing conditions in New Jersey are in every respect a source of credit to the State. Among the very next steps to be taken, it recommends for existing tenements legislation abolishing outside water-closets and sinks in public halls; for new tenements, legislation requiring larger rooms and larger courts.

A UNIQUE HOUSING INSTITUTE.

The State of California has led the way in establishing a new kind of housing institute in calling together, as was done on May 4th in Los Angeles, not only the various public officials throughout the state interested in the enforcement of housing laws, but also asking to meet with them representatives of the various interests affected by such legislation to sit down day

after day and to consider together changes in the California Tenement House Act and similar legislation so that when the next legislature convenes the Commission may go to that body with a carefully digested statute which has been made the basis of agreement between the various parties in interest.

The first session of this institute held at Los Angeles proved to be a very great success. It was well attended with delegates from San Francisco, Los Angeles, Riverside, San Diego, San Bernardino, Pasadena and Sacramento. Among those in attendance were the supervisor of San Francisco's tenement inspectors, councilmen, city attorneys, building inspectors, presidents of local housing commissions and numerous others.

The first meeting, which lasted for two days, was devoted to an interchange of opinions as to the best methods of procedure to follow to bring about the ends desired. After a harmonious two days' session the institute adjourned to hold its next meeting in San Francisco.

The California Commission of Immigration and Housing is to be congratulated on the adoption of this wisely thought out method of bringing together the various interests affected by housing laws and it is hoped that as a result of this institute and of others to be held before the next meeting of the legislature, that a well thought out and perfected piece of legislation will be agreed to and enacted into law. The first draft of a complete housing law for California has already been prepared by the expert of the Commission and will be considered by the various delegates in subsequent meetings of the California Housing Institute.

A YEAR OF STEADY PROGRESS.

New York's Tenement House Department does not believe in "marking time."

The 1915 report recently published heralds the virtual elimination of dark rooms and the complete removal of school sinks, as the two most notable contributions that the Tenement House Department has made toward bettering New York's living conditions. It is a fact of deep significance that while the Tenement House Department was performing this monumental work of housing betterment during the years from 1902 to 1915, the city's death rate fell from 19.91 to 13.52 per thousand. No one would

take odds with the Commissioner when, fully appreciating the work of other departments, he points to the great part the Tenement House Department has played in this reduction of the city's death rate, declaring, "The organization of the Tenement House Department remains the most distinctive and the most revolutionary step in municipal hygiene made in the past two decades."

How important a part a carefully drafted tenement house law and its wise enforcement play in the cause of housing reform is evidenced anew by the amount of new construction carried on in New York City during one year.

During the year 1915 the Tenement House Department passed upon plans and inspected 1179 new tenement houses containing 32,354 apartments, or housing accommodations in round figures for over 161,000 people each year.

One of the interesting developments in tenement house construction in New York during the last two or three years has been the building of four and five story fireproof tenements. Buildings of this type are not required by the law to be fireproof, but some builders have come to realize that the difference in the cost of construction is so slight that it pays to make them fireproof.

Many people in and out of New York have had the impression that tall tenements in New York City are increasing at an alarming rate. The Seventh Annual Report of the Department has a pertinent bit of data to present on this subject. It shows this wide-spreading impression to be quite without foundation. The five and the six-story tenements continue to be the prevailing types. Less than 10% of the "tenement houses" built in 1913 rose to a height of over ten stories. As for the most popular type of apartments, the one with three rooms or four rooms is shown to be by far in greatest demand.

In no part of its work has the Department had more striking success than in keeping tenants carefully protected against the ever-present menace of fire. Since the formation of the Department fourteen years ago, it has jealously guarded its record of "no deaths in tenement fires due to inadequate fire egress." The Seventh Annual Report covering the years 1912, 1913 and 1914, points out that this excellent record was kept up during that whole period. It is worthy of note too, that during all that time not one life has been lost in a new-law tenement erected since

the Tenement House Department was formed fourteen years ago, due to the burning of the building.

Commissioner Murphy points with satisfaction to a most welcome change in the attitude of New York City's Magistrates toward the enforcement of the Tenement House Law away from the former tendency to grant numerous adjournments and frequently to dismiss, as without sufficient evidence, cases brought into court by the Department. This tendency has now given way, the Commissioner reports, to a most commendable spirit of co-operation with the Department's efforts to have the law strictly enforced.

The New York Department has been one of the first to realize that beyond a certain point, further progress in improving living conditions is painfully slow, unless means can be found to prevail upon tenants to do their share. The Tenement House Department in conjunction with the Tenement House Committee of the Charity Organization Society prepared a pamphlet called "For You," telling in the simplest possible way the things that tenants ought to know. Nearly one hundred thousand copies have already been given out through schools, settlements and various other social agencies. The experiment has proved a marked success and the Commissioner ends his latest report with the following comment: "The Department believes that if it is to accomplish its purpose—the development of safe and sanitary living conditions in New York City—it must devote some portion of its time and funds to further educational work along the same line."

HOUSING AND PREMATURE OLD AGE.

Housing reformers have always been conscious of the intimate connection between housing and disease and they have been convinced, but not able to prove their case, of an intimate relation between bad housing and crime. Now comes along a health officer in the person of Health Commissioner Selby of Toledo, O., who states that there is a definite relation between bad housing and premature old age. In a recent statement he is reported as saying:

"The aged appearance of some of the young men in this country, particularly foreigners, is due almost solely to their housing and the conditions under which they labor," he says.

"I examined a foundryman Saturday, whose physical tests, respiration, blood pressure, heart action and general appearance, were those of a man of 60. He gave his age as 37."

REAL ESTATE MEN TAKE UP HOUSING.

One of the most important developments of the year has been the appointment by the National Real Estate Exchange, the leading real estate group in this country, of a special committee on housing with Mr. F. G. Smith of Minneapolis as its Chairman.

The committee plans to take up this question from all of the various sides and to present a programme of housing work that will appeal to all public-spirited real estate men. That this group should take up this subject is not surprising in view of the public-spirited attitude they have taken in recent years toward city planning problems. Housing reformers throughout the country can accordingly welcome with great enthusiasm the advent of this important group into the field of housing reform. There is probably no group of men in the country who can so widely influence the future of the cause as this real estate group.

FORT WAYNE'S HOUSING PROBLEM.

That Fort Wayne is soon likely to face a housing problem of serious dimensions is the view of leading real estate men of that city. In a widely attended meeting at which 200 of the representative business men of the city were present it was predicted that Fort Wayne would increase its population by 18,000 people within the next year and a half, or at the rate of an average of 1,000 a month. In an extremely valuable presentation of the elements involved in this problem by Mr. C. B. Fitch, the members of the Commercial Club were told that it would require 3,600 homes to house the new employes that Fort Wayne expected to have in the near future. Among other things Mr. Fitch said:

"The General Electric Company, with its one hundred and fifty million of assets, is not a speculator, and is not buying real estate for investment alone. In addition to the ground on Wall street, where the five buildings are now being built, occupying only a small portion of her Wall street property, this great company recently purchased fifteen acres

of land east of the St. Mary's river, south of the Pennsylvania railroad, extending to Taylor street. It is reasonable to suppose that the General Electric Company bought this vast acreage of ground for the purpose of still further expanding her facilities.

The General Electric Company has large factories in other cities, and we hope that as she further expands she will favor Fort Wayne and continue to build more and more right here rather than elsewhere.

"How soon she will make further addition here will depend somewhat upon how readily Fort Wayne responds to the newly created demand for houses. It is up to you."

A HEALTH OFFICER'S TESTIMONY.

Dr. George C. Ruhland, Commissioner of Health of the City of Milwaukee, in discussing recently the important question of housing in its relation to the work of a local health department, has this to say:

"Since the completion of our housing survey I am more than ever persuaded of the importance of housing conditions to the public health question. In fact, I am inclined to believe that it is the most important one which we have to deal with immediately. In over fifty per cent. of the cases that have been investigated by us, we find that we are practically helpless to act since our laws at the present time do not give us any hold on the situation."

INDIAN HOUSING.

Now that we have had widespread Americanization movements, with housing the dominant feature of them, it is of interest to find that the only real American, the American Indian, has also been infected with the virus of reform and not to be outdone by the imported alien, is taking up housing conditions at the reservations.

The Onondaga Indian Welfare Society has determined to make a thorough investigation of housing conditions at the Onondaga Indian reservation in New York State.

ONE BUILDING INSPECTOR'S RECORD.

In shining contrast to the type of building inspector referred to elsewhere in this issue is Building Inspector Edward Kerth of Evansville, Indiana. There is probably no building official

in the country who has done so much as Mr. Kerth to bring about improved housing conditions. In 1914, under Mr. Kerth's energetic leadership, twenty-eight unsanitary dwellings were razed and 202 were radically altered. In the year that has just passed 84 structures have been razed and 271 corrections made. Mr. Kerth in a recent statement has the following to say with regard to the importance of right housing conditions:

"The policy of the present administration has been the vigorous enforcement of all existing statutes and ordinances, regardless of whom they affected. In the construction of all new work the strict letter of the law has always been followed but in existing conditions this department has often been handicapped by lack of authority or lack of the proper measures to secure proper remedy. The scope of work covered in housing reform affects not only structural conditions as applied to the building itself but affects the living of the people housed in these buildings—their environments with relation to hazardous, sanitary or moral conditions and the accompanying factors—vice, disease and crime.

"The community, therefore, is considered before the individual who must necessarily be regarded in a more or less cold-blooded manner where the rights and demands of society-at-large are considered. It apparently is an easy task to tear down some old hulk that remains standing by the grace of God alone but we momentarily lose sight of the fact that the mere tearing down of the old shells in many cases creates the very conditions that their own destruction was intended to accomplish. With the razing of the old shameful tenement and without the ways or means to adequately take care of its occupants, the old condition of room congestion becomes an aggravated case and the cause of future anxiety.

HOUSING BETTERMENT IS PREPAREDNESS.

"Until the community can provide some proper and adequate relief for room congestion the problem will cause an endless amount of work and trouble and so acute will it grow through this neglect on the part of society that it will threaten the environment, the health and the morals of that very community that fights it. Housing betterment, therefore, is more than a philanthropic enterprise; it is the phase of "preparedness" necessary for self-preservation."

In all of this work Mr. Kerth has had the splendid backing and support of Mayor Bosse who has probably done more for the cause of housing reform than any other American Mayor.

HOUSING SURVEYS.

An interesting outline of elements that should be included in a housing survey will be found in a schedule of civic surveys by Arthur C. Comey, recently issued by the Homestead Commission of Massachusetts (Bulletin No. 5, May, 1916).

BUCYRUS NEEDS HOUSING.

That the housing famine described in our last issue is not confined to New England munition towns but is widespread and felt all through the middle west as well as in New England is evidenced by a recent editorial from the Bucyrus, Ohio, Telegraph, which expresses so admirably the situation in so many towns throughout the United States that we reproduce it here:

"Bucyrus is building a hundred houses, and needs a thousand. How are we going to grow if we make it difficult for people to find homes here? How are we going to attract the best kind of citizens if we do not furnish the right sort of houses in which they can live?

"A lot of mighty desirable people have been attracted to this place, have worked a short time, have decided they would move their families here, and then they went out to hunt places to live.

"Then they went back where they had been and started for some other town where they could find a desirable home in which to live.

"Why shouldn't Bucyrus establish a reputation of offering the best renting houses to be found any place? Why shouldn't we have it known all over the state, and in other states, that the houses here are comfortable, that the conveniences here are suitable for bringing up a family and for home enjoyment?

"There are those who say rents are not high enough; that the investment in renting property is not a good one; that they cannot put up houses and make the right per cent. from the investment.

"It is time something was done, and that somebody was stirring up this matter of providing plenty of houses in which people might desire to live.

"The Sommer plant is especially anxious to have houses for men who will be needed when their addition is completed. They are willing to add to their factory if Bucyrus will provide the housing for their men.

"But you know the Sommer employes are not the kind to enjoy living in tents, nor will they beg from house to house for a place to sleep. They are men who earn good wages and they want good accommodations for themselves and their families.

"This building proposition is quite a serious one. This housing matter must be promptly attended to. It isn't a question of who will build a house, but the question is how can we secure several hundred houses? How can Bucyrus adequately handle this big question?

"There are plenty of men in moderate circumstances who could easily set a good example to men better off, so that by fall there would be houses enough to spare. There are some houses already here that are not as desirable as they should be, and the building of desirable houses would provide a place for people to live while the owners of undesirable houses had opportunity to fix them up and make them desirable.

"Bucyrus could easily grow a thousand in population this year if there were houses in which to put the people. Perhaps the growth would be even greater. It is certainly desirable to meet the condition and let the city grow as fast as it will. How are we going to do it?"

MR. BEEMER SUCCEEDS CAPTAIN ALLEN.

Miles W. Beemer of Jersey City, a member of the Board of Tenement House Supervision and a builder of high grade apartment houses, has been appointed Secretary to the Board of Tenement House Supervision of New Jersey to succeed the late Captain Charles J. Allen. Mr. Beemer had been a member of the Board for two years having been appointed by Governor Fielder to fill an unexpired term and reappointed in April of this year for a five year term. His present appointment is for a five-year term.

Mr. Beemer's appointment is an ideal one and the people of New Jersey are greatly to be congratulated upon having so worthy a successor to Captain Allen.

OUTDOOR WATER CLOSETS.

The outdoor water closet which in its objectionable nature is but one shade removed from the privy vault, has been the subject recently of an investigation by the New York City Tenement House Department.

An investigation made last February disclosed the fact that there are in the Borough of Manhattan 9,690 outdoor water closets used by 17,878 different families. These were the toilet accommodations for 2,802 separate tenement houses. This does not however, mean that they were the sole accommodation for these houses as in many cases the houses had in addition indoor water closets as well.

THE BACK YARD OF WALL STREET.

A year and a half ago the Bowling Green Neighborhood Association was organized, stating as its purpose "to clean up the back yard of Wall Street." "The back yard of Wall Street," as they call it, is the district at the very southwest end of Manhattan, but a stone's throw from the far-famed Wall Street. It is one of New York's very oldest sections—once the home of the elite, it has now been allowed to fall into a sad state of neglect.

Improving housing conditions in this district has been found a difficult task, principally because of two factors—the polyglot type of tenants, counting among their numbers twenty-one different nationalities; and the preponderance of old houses, some of them as much as one hundred years old and others with their sinks still in the public halls and their water closets in the yards.

The Bowling Green Neighborhood Association has done excellent work in directing the attention of owners to the neglected condition of their houses, and in educating the tenants to their own share of the responsibility in the work of making the back yard of Wall Street a better place to live in.

KENOSHA MEETS ITS HOUSING NEEDS.

A report on "Low Cost Houses for Kenosha and How to Provide Them" has been prepared for the Manufacturers' Association by John Nolen, City Planner. It follows somewhat the lines of the report prepared by Mr. Nolen for Waterbury, Connecticut, but has been discriminatingly modified to meet the peculiar local conditions at Kenosha.

In a general way the housing situation at Kenosha is good. The prevailing standards are high, houses being mainly of

the single family detached type on fair-sized lots. Only in isolated cases are overcrowding and other housing evils apparent. There is, however, no proper building ordinance and no city authority especially appointed to guard against housing evils. Therefore, it seems logical to suggest that the city should adopt an ordinance that would hold to the existing high standard and provide for its proper enforcement.

The chief housing problem of Kenosha at the present time is not the problem of restriction, nor the adoption of a suitable city ordinance. The principal issue is how to get quickly a very much more adequate supply of low-priced houses of suitable types. There is literally a house famine, and the burden of it falls on the entire community. During the last year the number of employees in the principal factories of Kenosha has increased more than 3,000, representing 1,500 families or more. In the same period only 245 houses have been constructed.

In order that the program of house building and land development should meet the actual needs the initial step in this campaign was a survey of the existing situation. A questionnaire was prepared and sent to all of the local manufacturers, inquiring as to the number of workingmen in need of better housing, the classes to be provided for, the number of skilled and unskilled workers, the average rate of wages, the value of land available for building small houses, the prevailing methods of lending money for home building, the most desirable types of houses in demand in Kenosha, etc. The answers to these questions have been carefully tabulated, and the questions themselves and the answers submitted to the Manufacturers' Association.

Among the recommendations of Mr. Nolen's report are the following:

- 1.—That a house construction company be formed with a capital of about \$500,000. (The money has already been subscribed.)

- 2.—That someone of special qualifications and experience be employed as soon as possible to give all his time to this subject.

- 3.—That an actual demonstration of the merits of the

various types of houses recommended be made at once by the construction of some examples of each.

4.—That the company do everything in its power to remove the obstacles to prompt building on lots already owned by workingmen, but not yet built upon.

5.—That the demand for rooms, apartments and dwellings for rent be met by the early construction of groups of houses, mainly of the terrace or row type, in partly built-up sections of the city.

6.—That the movement to increase the supply of low cost houses in Kenosha should provide especially for single family dwellings on terms which will permit the workingman to become the owner.

7.—That the proposed Good Housing League should secure the passage of suitable local ordinances and building laws so as to prohibit the construction of undesirable houses and dwellings in Kenosha.

An appendix to the report gives eight types of inexpensive houses suitable for Kenosha. The plans are all drawn to the same scale, so that they can readily be compared one with another, and photographic illustrations of each are presented. The houses range from \$1,000 to \$2,500 each, exclusive of the lots, the latter being estimated at from \$300 to \$400 with ordinary improvements.

The investigation in Kenosha was begun early in May, and negotiations have been concluded for the building of 500 four and five-room houses with bath. The construction, it is expected, will be done during the autumn, and the houses, with lots, will average \$2,000 each. A former president of the Kenosha Manufacturers' Association, in a recent address, said: "I cannot agree with some that our need at the present time is more factories. Our crying need is that we have more houses for the wage earners we have in the factories now here. The building of more homes and the substitution of married for single men is the surer and the better way to build a 'Greater Kenosha.'"

SLUM DWELLERS UNFIT FOR MILITARY SERVICE.

According to a statement in the Philadelphia Public Ledger, only one-third of the men who apply at the Philadelphia offices of the United States Army, Navy and Marine Corps are accepted, the greater number being rejected for physical unfitness, due in large measure to the over-crowded, insanitary conditions in which they live, according to an investigation of the Philadelphia Housing Association to determine the effects of bad housing on Preparedness.

In this connection the Philadelphia Housing Association has made the following striking statement:

"England has found in her great war that the soldier from the slum is the first to succumb to disease and privation, and although thousands are turned away from her recruiting stations as physically unfit, many of the accepted do not withstand even the first hardship.

"The majority of the men who apply at the Philadelphia recruiting offices come from the crowded sections of the city, and out of 176 who applied during April at the army recruiting office only 77 were accepted. This number of rejected does not include the 150 or more who were so visibly unfit for service that they were turned down without being questioned or a record made.

"The rejections are for many causes, including defective vision and hearing, tuberculosis and other similar diseases of the slums, ranging from anemia to general physical unfitness. For this last reason alone there were 32 turned away during the month.

"Likewise the effect of the slums upon the mentality is clearly indicated by the large number of the American-born boys who were found to be dullards and who were turned down for inability to read or write.

"The navy office fared no better, for out of 103 applicants only 47 were accepted, while the marines took only 11 out of 47. The present Mexican crisis has doubled the number of army applications, making the total large, but the great many rejections show how small a percentage of our men could be relied on in case of war, and still fewer could withstand the fatigue of active service. Yet, at least, one-half of these rejected men, in a time of crisis, would have to be accepted to swell the ranks of an unfit army.

"The English cities show the same disastrous results. In Manchester, a large industrial centre, out of 8000 applications 3000 were rejected in a time of great need. In Dublin,

Ireland, 60 per cent. out of 4000 applications, or 2400 men, had to be refused, and in Cardiff, Wales, 1200 out of 3000 were turned down. On the other hand, from the agricultural districts over 75 per cent. of the applicants were accepted.

"It has thus been clearly found, and England realizes too late, that the best national preparedness is the health of her workers and the proper housing of her people. Small, hollow-chested men, physically defective and mentally lacking, cannot be expected to fill the soldier's uniform and man the big guns that are purchased at great expense to protect the nation, only to be lost at the first trial because of the inability of the individual to keep on the job."

FIRE PROTECTION.

The National Fire Protection Association at its annual meeting held in Chicago last May, after calling attention to the disastrous fires of the past few months, some of which had destroyed entire sections in the South and elsewhere, adopted a series of resolutions, one of which commends the growing movement for city planning as likely to produce better conditions as to building heights and congested areas and provide the open spaces and broad avenues, which, beside their human and aesthetic values, are excellent checks to sweeping fires.

THE COPE COMPETITION.

In our last issue we referred to two housing competitions for workingmen's dwellings that were then being held; one, the widely advertised competition of the National Americanization Committee, the other the Walter Cope Memorial Prize Competition. At the time of going to press the results of the National Americanization Competition had not been announced. The Cope Competition, however, was awarded to Charles Keyser, Jr., of Philadelphia.

The winning prize, both in plan and elevation, was published in the Philadelphia Public Ledger of May 28th, showing not only the arrangement of the individual rooms in each dwelling, but also the complete block plan giving the layout of the entire scheme.

It will be recalled that competitors were asked to submit plans for a particular plot of ground and it is expected that the

land in question located near the Midvale Steel Works will in the near future be developed with these houses. The chairman of the jury in this case was Mr. John Molitor, the well known Philadelphia architect and expert of the State Department of Health of Pennsylvania.

BALTIMORE'S RENEWED INTEREST IN HOUSING REFORM.

Baltimore, Md., has been recently undergoing a renewed interest in its housing conditions. Stimulated by some chance discoveries of its slums by Judge Niles and his associates on the Police Board, the city authorities have been taking up actively the cause of housing. On May 16th, Mayor Preston called an important public meeting for the purpose of focussing the attention of the citizens of Baltimore upon the health of the city. As was stated in the call for the meeting, it was "for the purpose of developing plans and inaugurating a movement which would make Baltimore the cleanest and most healthful city in the United States." Recently Mr. John Ihlder has been employed by the Housing Committee of the Federated Charities to prepare a complete housing law and very recently a commission to revise the building code of Baltimore has been appointed by the Mayor.

In addition to these various efforts a number of citizens, with Judge Niles, have been taking under consideration the possibility of building houses for negroes similar to the successful housing work of this kind in Washington.

THE CARTOONIST AS HOUSING REFORMER.

A series of most interesting cartoons has been developed in the Philadelphia newspapers, largely at the suggestion of Mr. Bernard J. Newman, most of them dealing with the evils of the slum.

When it was discovered that there was a very large number of rejections of applicants for the United States Army in Philadelphia and the Philadelphia Housing Association pointed out that this was due to slum conditions, the Philadelphia Ledger promptly published a striking cartoon under the title "Can He Fill These," with the figure of Columbia surrounded by the Stars and Stripes, holding out a soldier's uniform and sword to a thin-

ched, anemic slum dweller, with a recruiting officer in the background.

The most striking cartoon of the whole series, however, is the very brilliant one by Pancoast in the Philadelphia North American, entitled "What Chance Has This Child?" showing a slum child emerging from a back court surrounded by all of the environment which surrounds the slum child in our large cities.

It is expected that this series of cartoons will be among the exhibits to be shown at the National Housing Conference in Providence next October.

WORKINGMEN'S DWELLINGS FOR CAMBRIDGE.

The Cambridge Housing Committee, Arthur C. Comey, Secretary, Abbott Building, Harvard Square, Cambridge, Mass., has issued an interesting prospectus asking the people of Cambridge to co-operate in a plan to provide better housing for the working people of Cambridge.

The new company is to be known as the Cambridge Dwelling House Company and will be incorporated to build one or more groups of improved types of dwellings to rent from \$12 to \$21 per month.

Dividends are to be limited to 5% and are to be cumulative and one per cent. will be annually set aside as a surplus fund.

The dwellings as at present planned are to be cottage flats, of the semi-detached, two-family type, durably built and attractively grouped around open courts, thus assuring a harmonious development in the community.

Each apartment is to be entirely separate, with separate front and rear entrances, porches and yards, and will contain a living room, a small kitchen, a bathroom and one to three bedrooms. All will be provided with cellar storage and with the necessary conveniences of modern city homes.

A special feature will be made of the management side of the enterprise and it is planned to employ a woman rent collector and manage the houses on the Octavia Hill principle.

It is also proposed to encourage interest in the enterprise among the tenants by remitting one month's rent where repairs are unnecessary during the year.

The prospectus sets forth a schedule of expected returns from rentals and expenses of operation. All persons interested in the

betterment of living conditions in Cambridge are expected to become stockholders. Shares are ten dollars each, payable in full or in four equal monthly installments. For further information address Mr. Comey.

MR. NEWMAN'S NEW WORK.

The cause of housing reform not only in Philadelphia but throughout the country has suffered a serious loss in the resignation of Mr. Bernard J. Newman as Secretary of the Philadelphia Housing Association.

Mr. Newman, who for the past five years has been the chief executive officer of that organization, is resigning on September 1st to accept the appointment of Director of the Pennsylvania Training School for Social Service.

The Philadelphia Housing Association will have great difficulty in finding any one who can fill Mr. Newman's place and who can bring to the position the same skill and ability in arousing public interest and in bringing home to the community the serious consequences of bad housing conditions and the necessity for the improvement of the living environment of all the people.

AN INDUSTRIAL VILLAGE.

Delegates to the City Planning Conference held in Philadelphia a few years ago were much interested in the prospectus distributed at that time of a proposed industrial village about to be developed for the Viscose Company at Marcus Hook, Pa.

The project which at that time only existed on paper, is to-day an accomplished fact, and a thriving community of 215 dwellings, two boarding houses and a general store, complete with roads, sidewalks and sewers, is now to be found on a tract of about 20 acres on the Philadelphia and Wilmington post-road, the main highway between Chester, Pa., and Wilmington, Delaware, directly opposite the manufacturing plant of the Viscose Company, manufacturers of artificial silk.

The dwellings are all occupied at the present time, chiefly by the employees of the company.

The two boarding houses accommodate sixteen persons in each and are intended for those who are unmarried and have

no homes of their own, thus doing away with the necessity of the operatives who have families, taking boarders and lodgers into the family life.

The dwellings are very attractive in appearance and represent a year's study of the problem by the architects, Messrs. Ballinger & Perrot, of Philadelphia and New York, who, before planning these houses, made a careful study of similar enterprises both in Europe and in the United States.

Several types of houses have been designed, intended for wage-earners of different earning capacity. There are two main classes of houses, eight-room dwellings and six-room dwellings. Those surrounding the semi-circular plaza are of the eight-room type and are intended for the operatives earning the highest wages.

In planning this development the principle that is so common in England has been adhered to, that each house shall have not less than three bedrooms. In addition the houses contain a living room, dining room and kitchen on the first floor and also a modern bathroom and front porch.

Another feature of the development is that the houses are built in groups, as is common in the English garden suburbs, and the detached house, which is so generally a type in workmen's dwellings in America, is not slavishly followed.

The houses are but two rooms deep and are lighted and ventilated from the front and back.

This important garden city development is one that will repay careful study. It has been most attractively described in a very handsomely gotten up pamphlet under the title of "An Industrial Village," issued by the architects, Messrs. Ballinger & Perrot, northwest corner 17th and Arch Streets, Philadelphia. This pamphlet not only describes the development in its important details, but presents in the form of large-sized photographs and large scale plans every important phase of the scheme.

ROOMING HOUSES IN CINCINNATI.

An interesting study of the conditions prevailing in the rooming houses of Cincinnati has recently been made by Miss Annette Mann, Executive Secretary of the Consumers'

League, assisted by Mrs. Belle de Champ and Miss Sarah Goflon.

The League was led to undertake this inquiry by reason of the fact that with the opening of the Room Registration Bureau last October 170 women, ranging in age from 17 to 50, and representing every kind of occupation, had applied to the League for rooms. With few exceptions they were strangers who had come to the city to look for work or on the promise of a position, and the greatest number desired to live within walking distance of the business section to save time and carfare.

The study made was an extremely interesting one and covered the chief rooming house district in the heart of the city, part of which is occupied by the business section, part by the Italian and Negro districts, and a small part was in the so-called "segregated" district. No investigation was made in that district.

The method of making the inquiry was to have one or two investigators (women) apply for rooms as if they were working women looking for lodgings, visiting house after house, wherever a "Furnished Room" sign was hung out.

The points emphasized in the investigation were the sanitary condition of toilets, baths and bedding, laundry facilities, public halls, moral standards and cost.

A total of 350 houses were visited. In 60 of these, however, the door was slammed in the investigators' faces because women were not wanted or because they were Negro houses.

Of the 290 houses actually investigated, only 60 were found to meet the requirements of the Bureau, and in 47 of these the rates were prohibitive.

Persons interested in this important phase of the problem of the housing of single women should obtain this interesting report. It can be obtained by writing to the Consumers' League of Cincinnati, 30 Pickering Building, Cincinnati, asking for Bulletin No. 2, June, 1916.

A QUADRUPLE HOUSE.

The City Planning Board of Boston had on exhibition not long ago some interesting plans for a quadruple house

intended primarily for suburban locations and designed to rent for \$20 a month, with a garden patch for each house and a quarter of a tool shop. Each house is to contain a living room, dining room and kitchen on the first floor, with two bedrooms and bath on the second floor. The living rooms are 15 x 9 feet in size and the dining rooms almost as large. The plan, drawn by Cram and Ferguson, presents many points of interest. A limited number of copies of this can be obtained from the Boston City Planning Board, City Hall, Boston, upon application to the secretary.

GRAND RAPIDS CLEANS UP ITS SLUMS.

Grand Rapids, which still holds the proud distinction of having one of the best housing codes in the country, is beginning to realize how important that housing code is to its welfare as a city. Not long ago the Health Department discovered a family of eleven housed in one apartment with not more than 448 square feet of floor space available for the whole family, and of this 120 square feet was occupied by furniture, thus reducing the available floor space to about 30 square feet per person. As a result of the action of the Health Department, exercising the powers given to it under the housing code, this condition of affairs has been remedied. Not only has the building in which these conditions were found been put in first-class condition, but the amount of floor space available for the occupants has been doubled through co-operation of the owners in putting out one-half of the tenants.

No more striking illustration could be had of the effectiveness of housing laws well enforced than in this recent experience of Grand Rapids.

THE HOUSING OF SINGLE WOMEN.

Problems connected with the housing of families have been so vast and have presented so many difficulties that until very recently housing reformers have paid but scant attention to the housing of single men and women, a problem quite distinct in many ways from the problems associated with family dwellings,

but a problem of vast importance under the changing social and economic conditions of this country.

A most valuable contribution to this subject was presented recently in the study made by Miss Esther Packard of New York on behalf of the National Young Women's Christian Association on the housing of single women, in a pamphlet of 96 pages, with numerous photographs, schedules, maps, &c., entitled "A Study of Living Conditions of Self-Supporting Women in New York City." This can be obtained from the Y. W. C. A., for 25c.

One outcome of this study has recently been announced in the building of an apartment house for women which it is expected will be self-supporting.

ARE LAWS MADE TO BE VIOLATED?

In probably no country other than America could a whole community seriously debate the question whether existing laws shall be enforced or not.

But that is the spectacle which the City of Salem, Mass., has recently presented to the entire country.

Following the great conflagration which destroyed so large a part of Salem there was a widespread demand for a thorough-going housing code which would prevent in the future the development of the city in the congested way that had been one of the evils of the past, and after a good deal of effort a housing code was adopted.

Salem, until recently, apparently has been one of those communities where laws have been more honored in the breach than in the observance, for there has been ardent discussion lately with regard to whether their housing code should be enforced or not. It appears that the housing code required a ten foot rear yard in the case of future dwellings and that a building had been erected in Norman Street with a rear yard less than five feet in depth, when the ordinance clearly established a minimum of ten feet. As the building neared completion the violation was discovered and the present city officials refused to countenance it, with interested property owners in the neighborhood insisting that the law should be enforced. Pretty much all of Salem has been worked up over this case and the first reaction was one of

sympathy for the property owners who were being required to tear down their unlawful building. At first blush it would seem that this was a peculiar view to hold and that the general public sentiment would more naturally have declared itself in favor of having laws enacted for the protection of the community strictly enforced rather than try to find some way by which the law could be evaded. This apparently unaccountable attitude on the part of the public is better understood when it is known that the violation in question had been "permitted" by the public officials in office at the time the building was started.

The whole discussion has been a most educational one for Salem as well as for other cities. It is interesting in these days of regulation to find a whole community seriously considering the setting aside of an important piece of legislation because some one property owner has flagrantly violated it with the connivance of public officials. It was even suggested that the city officials should permit the building to be finished in violation of the law and the suggestion was even made that the owners who had violated the law be compensated by the city for any expense that they might be put to in making their building comply with the law. Altogether the whole incident has been a most illuminating one and should prove of value, not only to the people of Salem, but to people in other communities as well.

MICHIGAN DISCOVERS ITS SLUMS.

R. E. Todd, the well known housing expert, has been making a housing survey throughout Michigan for the State Board of Health in connection with the state-wide Anti-Tuberculosis Campaign, with the result that the people of Michigan are being made to realize that they have as bad housing conditions in the small cities of Michigan as ever existed in the great centers of population in our eastern states.

Among other things Mr. Todd discovered bedrooms with not a single window in them and these rooms contained sometimes two or three beds and were occupied by four or six persons every night. He also discovered rooms over a blacksmith shop in a dilapidated frame building where twenty-four persons were domiciled in rooms that were totally inadequate as to both light and ventilation.

In his investigations Mr. Todd found that a large part of the trouble is due to the fact that most Michigan cities had either very inadequate building codes or none at all and he urges the cities of Michigan to put on their statute books modern and up-to-date housing laws. It is expected that as a result of the survey now being made that the Michigan legislature, at its session next Winter, will enact a housing law of state-wide application.

CINCINNATI ORGANIZES.

Following a three-day visit of the Secretary of the National Housing Association in Cincinnati in May the various organizations and persons interested in better housing in Cincinnati have formed a central organization known as the "Cincinnati Better Housing League." Steps are now being taken to finance this organization and a definite programme for Cincinnati is soon to be adopted. At an organizing meeting held recently Mrs. Simon Kuhn, largely to whose initiative the league is due, was elected Chairman of the Board of Directors and the following additional directors were also elected: Mrs. Julian Pollock, Miss Antoinette Mann, Max Senior, T. C. Powell, Cecil Gamble, Sol. Frieberg, W. A. Julian, Mrs. C. P. Taft and John L. Rickey.

The league has appointed E. P. Bradstreet, Jr., as its Field Secretary. Mr. Bradstreet is at present publicity agent for the Chamber of Commerce and is expected to assume his new office early in August.

ELMIRA'S HOUSING PROBLEM.

Elmira, N. Y., is sharing with other large manufacturing communities a realization of the fact that it has a housing problem. This realization has been very greatly stimulated by the warning given to the business men and residents of that city by John L. Willys, head of the Willys-Overland Company, that if Elmira did not provide homes for the influx of employes for one of their plants it would have to curtail its activities and divert labor to the plants of the company in other cities. In a recent interview he said:

"I can promise great things for the Morrow plant and the City of Elmira in general, providing the city does one thing—build houses, sufficient to supply the demand now and in the

future, and the houses must be erected so that they will rent for a moderate monthly sum. If this is not done, I cannot keep adding on to the Morrow plant as I have done and hope to do in the future. I feel sure that the business men will be sufficiently interested in the future of Elmira to listen to what I have to say on the subject. The Morrow plant has grown away ahead of the city. Now the city has got to catch up. Either houses must be built, or I cannot do anything more in the near future for the Morrow plant. If the houses are erected, as I say to rent for \$12 or \$15 a month, I can give Elmira the biggest factory and plant it ever dreamed of."

In connection with the discussion of this subject some striking facts were brought out by Mr. J. E. Morrow of the Morrow Manufacturing Company. He said:

"That as a result of a canvass taken among 2,000 workmen at his plant yesterday, it was found that 451 workmen are ready to purchase homes if they are erected; that the Morrow plant has brought 797 men and their families to Elmira during the past year and that many of these families are crowded into houses on the Southside much too small for them; that of the 2,000 canvassed, 1,157 of them are in a position to pay from \$15 to \$20 a month rent; 300 of them are able to pay from \$20 to \$25 a month; and 169 ready to pay over \$25 a month rent for homes that are to be erected; that the Morrow workmen are enthusiastic over the plan to erect homes in the city to be rented at a moderate cost, and that there are 50 men who now own lots and are willing to allow the new company to erect homes on them."

As a result of this situation the Chamber of Commerce has stirred itself and Elmira's housing problem, so far as it relates to the scarcity of homes, has been actively taken up. The Chamber of Commerce has gone at the matter vigorously and effectively with a result that the Chamber of Commerce Home Building Company has been recently incorporated with Mr. M. H. Murphy, a leading business man of Elmira, as the General Manager. Although this movement was only started in June sealed proposals were advertised for and bids taken for the first fifty workingmen's dwellings on July 22nd.

NEWS NOTES.

Akron, O.—So successful has been the home building plan for employees of the Goodyear Tire and Rubber Co. that the City of Akron, O., recently included the whole Goodyear tract in an annexation ordinance that has recently been passed, and Goodyear Heights is now a part of the city.

Real estate men and landlords are reaping a harvest from Akron's growth and the expansion of the rubber industries, which has left the housing inadequate to the demand.

Although hundreds of houses have been built in the last three years, real estate men predict a return before summer of the condition existing at that time when newcomers had to live in tents, attics and barns.

Atlantic City, N. J.—A movement has been launched to make Atlantic City a model housing community as well as a great city of pleasure. Structures unfit for occupancy in the congested back-town sections are to be torn down, and such "slums" as Atlantic City possesses are to be abandoned. The movement contemplates the transformation of the local City Beautiful League into an aggressive housing association and the enlistment of the Chamber of Commerce, the Hotel Men's Organization and other bodies.

Bristol, Conn.—The work of preparing "Endee Manor," the tract of the New Departure Mfg. Company, for the erection of 101 houses is being rushed to completion and it is expected that several of the dwellings will be ready for occupancy by early fall.

Buffalo, N. Y.—A committee of the Charity Organization Society of Buffalo, of which Mr. Dexter S. Rumsey is chairman, is making a thorough investigation into the necessity for the building of small houses for the Polish population of that city.

Cambridge, Mass.—The commission to revise the Cambridge building ordinances has organized, and announces it will be glad to receive suggestions from all persons interested. While particular attention will be paid to the housing provisions, the ordinances as a whole will be considered.

Chicago, Ill.—Representatives of organizations whose work is concerned in or comes in contact with poor housing conditions in Chicago have formed a permanent organization under the name of the Chicago Housing Council.

Mrs. S. D. Schwartz, of the Chicago Woman's Aid, is chairman of the new society; Miss Edna Foley, of the Visiting Nurse Association, vice-chairman; Mrs. Ida Darling Engelke, of the Chicago Political Equality League, secretary, and Miss Frances Taussig, of the Jewish Woman's Aid, treasurer. Additional members of the executive committee are Mrs. Henry Hart, Woman's City Club; Mrs. Edward T. Lee, Chicago Woman's Club, and Miss Harriet Vittum, Northwestern University Settlement.

The Housing Council has been formed for co-operation and co-ordination of the work of the various agencies interested in housing, and aims to stimulate public concern in the question.

Cincinnati, Ohio.—An ordinance is being prepared to give the building commissioner authority to enforce sanitary regulations the same as the Board of Health. The new law will give the commissioner an opportunity to correct many abuses which he cannot at present reach. This move is part of the campaign for better housing conditions in Cincinnati.

Building Commissioner Rendigs reports that the records of his department show that 143 buildings which were insanitary and insecure have been condemned since the first of the year. These places have been ordered razed and will be eliminated under police direction unless the orders are obeyed.

Copenhagen, Denmark.—Among the co-operative enterprises in Copenhagen is the Workingmen's Tenement Association. Some years ago 10 families co-operated to build a 5-story building for tenements. The association, organized in 1912, has since completed its building, which is now in use. The building is five stories high and has 47 two and three-room tenements that rent from \$7.02 to \$11.61 per month, each renter having invested therein from \$94.50 to \$133. On the ground floor two large store-rooms are rented by a co-operative store, which invested \$1,350.

Dallas, Texas.—At a recent meeting of leading social workers a municipal housing code was strongly urged for Dallas. It was pointed out that a housing code would not eliminate all the improper housing conditions, but it would prevent the construction of additional houses with unhealthy accommodations and would tend to mould public sentiment in favor of better housing for the poor people.

Dayton, Ohio.—The Dayton Real Estate Board reports that housing conditions in cities throughout Ohio are becoming more acute every year. To the organized real estate men the public has come to look for relief. Such relief is being given in a considerable measure in many cities and greater relief doubtless will be supplied as the demand becomes more insistent.

Des Moines, Iowa.—Members of Epworth Leagues of thirteen city churches have planned to investigate the health, housing and other social conditions in Des Moines during the coming year.

Duluth, Minn.—The Municipal Committee of the Duluth Commercial Club had a conference a short time ago with the city Building Inspector at which some suggestions for amendments to the housing code were made. These suggested amendments will probably be submitted to the city officials with the recommendation of the Club's committee that they be adopted.

Elizabeth, N. J.—Some method of securing more houses for workingmen in Elizabeth will be taken up by the Housing Committee of the Charity Organization Society as the result of a report presented at a recent meeting of the Society by its superintendent, Miss Harriet Townsend.

Miss Townsend reported that 1,500 mechanics are coming to the city for one industry alone. The Housing Committee will study the situation and may secure plans which have proved successful in other cities, and interest builders in them.

A block survey of old houses will also be undertaken if the co-operation of the Board of Health and State Board of Tenement House Supervision can be secured to make it thorough and effective.

Elmira, N. Y.—The president of the Chamber of Commerce has appointed a committee of representative citizens to prepare plans, ways and means to make effective the Chamber of Commerce housing proposition on which action was taken by that body at a meeting held May 25th.

Elmira's most serious hindrance to future industrial development, the scarcity of homes, will soon be swept away as the result of the organization last month of the Elmira Chamber of Commerce Home Building Company, Inc., which plans to build at once 300 new homes.

The company plans that the houses are not to be of the "all alike, yardless and lawnless" type so common in communities where big industrial corporations build their workingmen's homes. No two houses on the same plot will be alike in design or color and care will be taken to see that each roof will be different from its neighbor. The general idea will be to give each home a distinctiveness and individuality all its own. The houses will be erected with a view to maximum room, light and air at the comparatively low cost of \$1,750 per house.

As a result of the efforts of the Housing Committee, one of the most notorious tenement blocks in the city has been condemned and vacated and thus one more sore spot eliminated from the city. Unsatisfactory living conditions have been reported to the Board of Health from time to time and they have been most earnest in their efforts to bring about changes. It is hoped that the new Building and Sanitary Codes urged by the committee will soon be put into final form.

Elyria, Ohio.—A Citizens' Committee and members of the Board of Health met recently with the City Council at a special meeting, when it was decided that a housing ordinance and a building code were badly needed in Elyria. It was pointed out that the necessity for a housing ordinance was imperative, in so far as investigation among the foreigners revealed that much congestion and overcrowding existed in some of the houses. It was brought out that regulation of this condition is necessary for the protection of both health and morals.

Fall River, Mass.—The annual report of the Fall River Associated Charities, recently presented at its annual meeting held several weeks ago, deals interestingly with the housing problem in the following words: "So long as there are bad housing conditions in our city, so long will people live under conditions which make for the breaking down of the physical system and the weakening of the capacity to resist disease." * * * "We find various associations in the community attempting to better these conditions, yet there is no sympathetic inspection of tenements in our city. Provision should be made for the employment of a trained public health officer whose entire time could be spent in investigating and correcting the evils described and in enforcing the law relative to housing."

Franklin, Pa.—An important meeting of the Housing Committee of the Board of Trade was held recently to consider a plan for providing more houses for Franklin, especially for workingmen and for men of small means. A committee was appointed which will go carefully into the subject and make a report to the Council.

Hoboken, N. J.—A survey recently conducted by members of the Hoboken Troop of Boy Scouts of America will be made the base for a spirited campaign for better housing conditions in Hoboken.

Dr. Hugo Alexander, who is President of the Hoboken Housing Association, has taken an active interest in the survey and contemplates using it extensively in the coming campaign.

Johnstown, Pa.—After a number of months devoted to gathering data on the numerous factors entering into the situation, Johnstown's housing problem is now in a fair way to be taken up. This statement is based on the announcement that within a few weeks a charter will be asked for the Home Building Realty Company, the incorporators of which are prominent citizens of Johnstown, who have the interest of the future of the city so close to heart that they are willing to invest money to provide good homes for the workingmen of the city.

Jackson, Mich.—As a result of the successful culmination of their campaign in the interests of providing more housing

accommodations for the people of the city, the officials of the Chamber of Commerce felt much satisfaction when the Jackson Co-Operative Realty Co. was formally organized at a recent meeting of the stockholders of the new company.

Jamestown, New York.—The Board of Commerce has appointed a committee to prepare a Housing and Building Code.

Massachusetts.—By a vote of 104 to 91 the House on May 21st killed the bill to authorize the Homestead Commission to provide homes for citizens with a view to relieving the congestion of population in cities. The measure was based on a constitutional amendment which was passed in 1914-15 and ratified by the people at the last State election.

New Castle, Indiana.—The City Health Inspector, George Melle, has opened a campaign for better housing conditions for renters in New Castle by posting notices on buildings that are unfit for habitation and notifying owners of violations of the health ordinances.

New Haven, Conn.—At the annual meeting of the Civic Federation of New Haven, held on May 16th, the report of the Housing Committee of the Federation was presented by its chairman, Mrs. Emma Winner Rogers, who brought out the fact that four events in the past ten years evidenced the awakening of New Haven to the vital importance of better housing for the working people: first—the enactment of the State Tenement House Law; second—the remarkable increase in efficiency of the city Health and Building Departments in activity for better housing conditions; third—the organization of the Improved Housing Association of New Haven and its building of very successful model homes; fourth—the passing of a city ordinance by the Common Council this year (1916) forbidding the erection of frame tenements.

In all of these progressive movements the Civic Federation through its Housing Committee has taken an active part and been a helpful factor. This Committee was chiefly instrumental in securing the passage of the State Housing Law and for the amendments to that law a few years later. All of its influence was brought to bear to help secure more housing inspectors for the Health and Building Departments.

Niagara Falls, Ontario.—The Norton Company of Chippawa is about to let contracts for 25 new houses to be built to provide shelter for the extra workmen who will be employed at the plant when the proposed new addition is completed. Most of the houses will be two-family frame dwellings. They will cost \$2,500 each and will be equipped with electricity for lighting by a generating plant which the company plans to construct, and with water from the company's proposed pumping station.

North Dighton, Mass.—The erection of model workmen's homes is contemplated by the Mt. Hope Finishing Company, which has decided to erect ten 2-family houses of modern design in the vicinity of its works at North Dighton, Mass. Details of the plans are being considered and the contract will be ready in the near future.

There is to be with each house land enough so that each tenant may have a small garden to raise potatoes and vegetables, and the houses are to be fitted with gas and connected with city water.

Ojibway, Ont., Canada.—The Canadian Steel Corporation plant, located on the Detroit River, six miles south of Windsor, plans to build simultaneously with the erection of its new plant, 500 homes for its employees.

Owensboro, Kentucky.—The Owensboro health officials and the commercial organizations of the city are co-operating in the effort to have better housing conditions in the city as well as to make Owensboro more sanitary as a place of residence.

Peabody, Mass.—At a recent meeting of the City Council, Building Inspector Bomer stated to the Board that the town should take some action for the better regulation of the three-decker houses which are rapidly going up in all parts of the town; the building laws did not offer sufficient protection and something should be done very soon to remedy this situation.

Philadelphia, Pa.—More than 8,000 complaints have been received and inspected by the Philadelphia Housing Association during the first six months of the year, according to a

report just issued by the Board of Directors at its final meeting of the season. A large percentage of these complaints have been turned over to the Division of Housing and Sanitation. Chief McCrudden, of that department, says that 806 properties giving rise to nearly 2,000 such complaints have been referred to the City Solicitor for the prosecution of the owners.

Phillipsburg, N. J.—Housing still occupies first place in the work of the Chamber of Commerce. A site has been selected where it is planned to erect a number of houses built on the community plan. A playground will be a feature of this new section. Each house to be erected will contain modern improvements. A man who can only afford a \$10 house will find it comfortable and homelike. All will be equipped with baths. It is the purpose of those having the matter in charge to encourage the purchase of homes, and to that end a selling plan is being developed. It is expected that the operation will cost \$100,000.

Pittsburgh, Pa.—At the annual meeting of the Housing Conference of Pittsburgh, held recently, it was decided to print pamphlets in several languages and circulate them among the foreign population living in rented quarters near the mills, for the purpose of showing the people how to protect themselves from disease.

The idea is similar to the educational campaign among tenement dwellers being carried on in New York, Cambridge, Mass., Cincinnati and other cities.

The Housing Conference of Pittsburgh, at a meeting held last spring, elected new officers as follows: Chairman, Howard Woodhead; vice-chairman, Morris Knowles; treasurer, Raymond Kaufman; secretary, Frederick Thomas Bigger.

Putnam, Conn.—The Manhasset Mfg. Co. will house their new employees by the erection of eight double tenement houses. The work will be started at once, the houses coming from a Western state in sections to be set up by a local contractor.

Sacramento, Cal.—A general survey and investigation into tenement and lodging house conditions in Sacramento is being

made by Miss Caroline Schleef, field secretary of the State Commission of Immigration and Housing. The investigation is being made in conjunction with the City Building Inspector's office.

Violations of the State Tenement House Act will be reported to the Building Inspector and correction of these conditions must be made within thirty days of the report of the violation.

An important recommendation for changes in the Tenement House Laws was recommended by the Sacramento Builders' Exchange recently at a meeting of the City Housing Commission.

The present law requires the same fire escape equipment for houses of six apartments as for those of twenty. It was pointed out that this does not afford enough protection for inmates of the larger apartment houses and it was suggested that the law be changed to require fire escapes in proportion to the size of the building.

Sparrow's Point, Md.—The Maryland Steel Company plans to erect 24 two-story dwellings at Sparrow's Point for the housing of its employees. This action is regarded as the beginning of what, later on, will be a large dwelling development in this section.

St. Louis, Mo.—Plans for the formation of a Better Housing Association were outlined at a conference of representatives of civic, business and charitable organizations held in June at the American Hotel Annex. The conference planned to get better housing laws, inform tenants of the requirements of present laws and work for the appointment of more inspectors of the Health Department to enforce the ordinances the city now has. The summer will be given over to investigations and the association will be formed in the fall.

Steubenville, Ohio.—The Chamber of Commerce is considering having a survey of housing conditions made in the near future.

Virginia, Minn.—Dr. J. H. Crowe, Health Officer of Virginia, has recommended that a housing ordinance be adopted

to relieve the conditions in foreigners' rooming and boarding houses, which Dr. Crowe states are deplorable.

Washington, D. C.—The Washington Sanitary Housing Company is now in a flourishing condition, as is evidenced from the fact that nearly one-third of the half million dollar capitalization has been subscribed and paid for, according to Dr. George M. Kober, the president, in his report at the annual meeting of the stockholders held in May.

The company now owns 97 houses, which rent at from \$7 to \$25. The regular semi-annual dividend of 2½% was declared.

Waterbury, Conn.—The Scovill Mfg. Co. of Waterbury report that they have recently closed a contract with the Bridgeport Construction Company for the erection of 50 dwellings as an experiment, to be built on the plan of the Philadelphia type. The houses, including the land, are to cost from \$2,500 to \$2,800, according as they may contain five or six rooms.

York, Pa.—It is reported that the housing problem in York is to undergo a thorough study at the hands of Dr. John H. Bennett, Supt. of Public Safety. With the Fire Chief and the Chief of Police, Dr. Bennett plans to make an inspection trip over the city to catalogue all dwellings which are uninhabitable or a fire menace. Dr. Bennett will then make a report of all insanitary houses and fire hazards which will be presented to the Council with a view to securing their demolition.

Youngstown, Ohio.—Hope for a solution of Youngstown's very pressing housing problem took form a few weeks ago when several members of the Chamber of Commerce and others, all included in the ranks of prominent men, agreed that wholesale construction such as was carried on several years ago by the Modern Homes Company was the best answer to the question being asked by many families and individuals seeking adequate living accommodations.



Housing Betterment

JANUARY, 1917

A Journal of Housing Advance

Issued Quarterly by
The National Housing Association

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Housing Betterment

105 East 22nd Street, New York City

Vol. 6

JANUARY, 1917

No. 1

CERTIFIED TENANTS.

WE have all been accustomed for some time past to certified milk and we are getting accustomed to certified eggs. Since the establishment of the New York Tenement House Department in 1901 people in New York have become accustomed to certified tenement houses.

New York has now adopted as its latest scheme a plan of "certified tenants,"—something which leaders in housing reform in that city have urged for the past ten years.

A corporation known as "The Tenants' Record, Inc." has been formed for the purpose of furnishing to owners of buildings such information with regard to prospective tenants as will enable the owner or renting agent to determine whether the tenant is a desirable one or not.

The scheme has a much wider application than to tenement houses or workingmen's dwellings; in fact, it applies to tenants of all buildings.

The method of operation is quite simple. Upon application for a lease the owner of the building sends to the Tenants' Record a blank properly filled out containing the name and present address of the applicant, his present landlord and occupation, his business address, the term for which the lease is proposed, the amount of the annual rental, the number in the family including the number of children, in the event of the application being for residence purposes, and various references including banks, with a space for Remarks.

The Tenants' Record thereupon at once makes an investigation

of all of these important points and transmits to the landlord within twenty-four hours a written report on the moral and financial responsibility of the applicant based on the information disclosed by their investigation.

For this service a scale of prices is charged based on the number of reports made to each client. For 25 certified reports the charge is \$50 and for 500 reports, \$250.

We hope that this new enterprise will prove remunerative to its promoters, as it should, for it is bound to be of very great advantage to the tenement dweller, who has for too long had to bear the burden in the form of increased rent of the bad debts and undue charges for repairs and maintenance caused through the actions of disorderly and dishonest tenants, whom tenement landlords in most cities have too readily taken into their houses.

No landlord needs to take in a dishonest or disorderly tenant and it is gratifying to us to see that landlords are now beginning to realize this and to act upon this realization in a practical way.

A PROGRESSIVE CITY.

So many things have been happening in Detroit in the housing field that it is difficult to keep up with them. The growth of the city has been so phenomenal, not due to the manufacture of munitions but to the city's normal growth with the increased prosperity of the whole country, that Detroit has been suffering for the past year from a very serious housing famine.

One of its leading citizens recently was authority for the statement that two thousand families had their household goods in storage simply because there was no place in which they could live.

While the conditions are perhaps not as sensational as those in Flint, the lack of proper housing accommodations is so great that it has become a matter of concern to the whole city.

Dr. William H. Price, one of the country's most efficient health officers, has been deeply concerned about housing conditions for a long time. Last winter he had an expert study made of the housing work of the Detroit Health Department with the idea of seeking to place that work upon a modern, up-to-date, efficient basis. Steps necessary to accomplish this have been taken and it is expected that in a short time the Detroit Health Department

will lead all Health Departments throughout the country in the degree of efficiency of the organization of its housing work.

Dr. Price has with great courage unhesitatingly called the attention of the community to the serious danger to health resulting from the conditions of overcrowding which naturally prevail in a city where the lack of housing accommodations is so great.

The business men of the community have been equally active. Under the leadership of President Edwin Denby, of the Detroit Board of Commerce a Society for Savings has been organized, the chief purpose of which is to facilitate the building of houses by making easier the obtaining of the necessary capital for their construction.

In the latter part of November, Mr. Denby made a stirring address to the members of the Board of Commerce, setting forth in plain terms the situation existing in Detroit and sending forth a call to service to the business men of Detroit that no public-spirited citizen could fail to respond to. His address is a classic and one that should be quoted all over the country. It is bound to be of the greatest use in stimulating business men in other communities throughout the United States to take up the cause of housing reform.

Upon that occasion Mr. Denby said, after speaking of conditions that are so common in alleys and backyards:

"Many people think these things shouldn't be talked about. Other cities may hear about conditions here and advertise for their own benefit and they do—confound them. They are welcome to all they get out of it. They probably need all the boosting they can get if they are willing to stoop to such methods to get it. I am glad I do not live in a city where it is necessary to attract notice by telling how bad some other city is. I am glad I live in Detroit. No! No! The old idea of hiding your civic sores and letting them fester is dead. The modern way is to expose the sores and cure them. Any city that adopts that method is a safe and sane place to tie to."

Upon this occasion Mr. Denby presented some extremely interesting results of a study made of conditions in Detroit through the staff of the Board of Commerce and under the direction of Secretary Walter C. Cole. In addition to presenting the detailed

facts disclosed by this study Mr. Denby summarized the results of the study as follows:

"That rents in general in Detroit are too high.

"That the tenants in the majority of cases are dissatisfied and looking for other quarters.

"That skilled workmen and laborers with families are sending their families to nearby cities and villages and rooming and boarding, eventually leaving Detroit, on account of not being able to be with their families.

"That the excuses given by the majority of landlords in regard to increased rents are not true.

"That the landlords in numerous cases have increased the rents on account of a shortage in homes.

"That a remedy must be provided if the employers of skilled and common laborers hope to secure and keep the most competent help."

An important result of Mr. Denby's speech was the formation of the Detroit Society for Savings already referred to. Efforts are also on foot to undertake the building of houses on a large scale.

In addition to these important developments it is interesting to report the renewed activity of the Detroit Housing Association with the appointment of Mr. Byres H. Gitchell as its chief executive officer and the adoption of a broad programme of constructive work.

Under its leadership efforts will be made at the coming session of the Legislature to secure the enactment of a Michigan State Housing Law to be recommended by the Michigan State Housing Commission, of which Mr. Lewis T. Wilmarth is chairman and Judge Alexis C. Angell, the chairman of the former Detroit Housing Association, a member.

This Commission has made a thorough study of housing conditions throughout the State during the past two years, working in co-operation with the State Department of Health, which organization has been carrying on a study of housing conditions through the agency of Robert E. Todd, the former Secretary of the Detroit Housing Association.

The Commission has now completed its work and tendered its report to the Governor and Legislature with the recommendation that an up-to-date and modern housing code be enacted.

While all this has been going on, Dr. Price, the Health Officer,

acting upon the conviction that bad housing conditions were the basic factor in the increased death rate, has formulated and presented to the Board of Health a housing code for the city of Detroit dealing with questions of light and ventilation and sanitation. This housing code, which in many respects is one of the best housing codes in the country, has recently been adopted by the Board, though it has not yet been officially promulgated and is not, therefore, operative, though it is expected that it will be put into force and effect at an early date.

It is evident that Detroit is very much alive to the importance of its housing problem.

ANTIQUATED TOILETS.

A decision of very great value to housing workers was handed down in Chicago not long ago where the question at issue was the right of the city to require the removal of certain existing antiquated types of toilet fixtures, in the case in question a "pan-closet," one of those relics of barbarism which still prevail to some extent in many of our cities.

The ordinance in question required the removal of pan, plunger, offset washout range closets and washout latrines and hopper closets when found to be a nuisance and prohibited their being installed again after once being removed for purposes of repairs. The ordinance imposed a fine of not less than \$25, nor more than \$200 for a violation. The case was tried by a jury which found the defendant guilty and assessed a fine of \$50 against the defendant. This decision was appealed and carried to a higher court. It was shown that the watercloset in question had been installed before the ordinance had been passed, so that the issue was the clear-cut one of the right of the city to require the removal of an old-fashioned type of watercloset which had become a nuisance.

Some novel pleas were advanced in this case by counsel for the defense who contended that the ordinance was indefinite and therefore invalid because it did not ordain who should remove the closets, or who should find the closets to be a nuisance and did not define the physical conditions which constituted the closets a nuisance. It is interesting to note that the court made short work of these pleas, holding that the person who is re-

quired to remove a closet which is found to be a nuisance is the person who allows it in the building and has authority to remove it.

It was also urged that the landlord was not responsible and an attempt was made to show that the tenant was. The court held that the usual rule as to the liability of landlord and tenant did not apply in this case, holding that if premises are let with a nuisance on them the landlord is liable for an injury caused by such nuisance, adding: "It may be that the tenant was liable for the nuisance, but his liability could not relieve the landlord. The latter, alone, was authorized to make the change required by the ordinance in the structure."

The most interesting and significant thing about this case was that it was reversed and sent back for a new trial because in instructing the jury the lower court had erred in requiring the conditions complained of to be detrimental to health, the higher court pointing out that noisome odors alone may have made the waterclosets a nuisance and therefore that it was not at all necessary to have shown that the closets were detrimental to health.

The importance of this decision to health officers and to the cause of housing reform is too obvious to require comment. (*City of Chicago vs. Fred Atwood*, Illinois Supreme Court Docket 9881.)

BUFFALO TO BUILD.

Buffalo is making good progress with a plan for sanitary buildings for unskilled labor in the Polish quarter at a safe profit of 5%, following the experience of twenty years in Washington and other cities. Last September the Buffalo Housing Company was incorporated. The plan for a large group of houses originally contemplated has been temporarily postponed, but a sample four-family house, or to speak more accurately, a double two-family house with a separate entrance for each family, is now under consideration. A lot 60 by 120 feet on Marion Street has been purchased at a moderate price and the building will be finished before spring. More land adjacent to this site is available for further development if this experimental house proves a success, The Charity Organization Society, which is undertaking

this work, will find hand-picked tenants and is confident that the demonstration will succeed and that capital will be attracted for an extension of the work. The success thus far achieved has been largely due to the interest and energy of Mr. Dexter P. Rumsey, Chairman of the committee having this matter in charge and the very deep interest of the architect, Mr. Albert Hart Hopkins.

A RAPID FIRE HOUSING MOVEMENT.

The city of Des Moines, Iowa, we think the first city of that state to show an interest in housing, has recently given an interesting illustration of how quickly a community can act when it is once aroused.

Early in December the Chamber of Commerce and a group of citizens under the leadership of former Mayor James R. Hanna began studying the question. Inside of ten days there was a loose but earnest organization at work. Ten days later a great programme was staged at the meeting of the council and members of the Chamber, when all sides were heard and much information presented.

Less than a week following that event, a conference of thirty leading members of the Chamber and of other organizations, sociologists, teachers, pastors, lawyers, city officials, representatives of labor and of women's clubs, got together at the Chamber in a series of almost daily meetings. The result of this was the organization of the general committee on housing.

Immediately following this action, a subcommittee of the general committee took the matter up vigorously with the City Council with the view to a resolution providing for a City Housing Commission, similar to the town planning commission in scope and authority. The Council promptly referred the matter to the Corporation Counsel to prepare an ordinance or resolution.

On Dec. 29th an ordinance providing for a Municipal Housing Commission was read for the first time and adopted a week later. Mayor MacVickar named the following Commission: Dr. Curtis W. Reese, Chairman, and W. W. Cross,

Ashton Clemons, Burt German and D. C. Greenman members.

Dr. Reese, who is the pastor of the First Unitarian Church and who seems to be the chief energizing force behind the movement—though there are many active—has already made a study of conditions in Des Moines. As early as last October he, with Dr. Sanford, the Presbyterian minister, Miss Minnie Bush, Assistant Secretary of the Associated Charities, and Miss M. Donaldson, a social worker, visited various sections of the city and made a preliminary, quick survey of conditions.

This was followed about the middle of November by a recommendation by Dr. G. H. Sumner, Secretary of the State Board of Health, that a general building law should be formulated in order that the proper housing of the people might be brought about, so that sickness should be prevented. In this connection Dr. Sumner pointed out that tuberculosis is a house disease and that in order to stamp it out, proper housing construction must be employed.

Almost immediately after this, Dr. Reese started his organized campaign for the adoption of a complete housing programme for the city even going so far as to urge the building of municipal apartment houses and their operation by the city.

The whole community seems to have been enlisted in the cause. Meetings have been held not only with the Chamber of Commerce, but even the Real Estate Board is actively participating.

Through a series of articles by Dr. Reese published in the Des Moines News, widespread interest in the subject has been aroused. It is expected that a housing survey of conditions in Des Moines will soon be made by an expert surveyor and a housing law formulated, and other steps taken to improve existing conditions.

In addition to those already mentioned, the movement has the hearty support of the Des Moines Federation of Women's Clubs, the Greater Des Moines Committee, the Des Moines Commercial Association, various labor organizations and the Polk County Bar Association. The movement is thus seen to be a fully organized one.

ZONING IN CALIFORNIA.

California, which led the way in the effective districting of cities through legal regulation, is now proposing to make even further advances. Under the leadership of Charles H. Cheney, the secretary and expert adviser of the California Conference on City Planning, new and progressive legislation is to be sought at the coming session of the legislature. The distinctive feature of this legislation is the prohibition of the building of apartment houses, flats and tenements in single-family, private residence districts.

This is the second time in the history of zoning in America where this important method of preserving the quiet of private residential districts has been attempted. Heretofore zoning resolutions have confined themselves to keeping industry and business out of residential districts, but the term "residential district" as a rule has included all classes of buildings in which people dwell and has not attempted to reserve certain sections of the city for private residences and to exclude from such districts the larger multiple-dwellings.

The ill-fated housing law for second class cities of New York State which was throttled at birth and never given a chance to operate, did include such a scheme and did prohibit in such districts the building of any building but a one-family dwelling, or a two-family dwelling. Under the provisions of that law a number of residential districts were established in the City of Syracuse and several in Utica and their present legal status is still somewhat uncertain in view of the repeal of the law under the authority of which they were established. We note with interest that there is considerable likelihood, in view of the favorable decision of the U. S. Supreme Court in the Hadacheck case, to consider the re-enactment of the provisions of the Second Class Cities Housing Law which make residential districts a possibility. This law not only gives authority for the establishment of such residential districts, but provides a method as well. For those interested in the question the method will be found stated in Section 9 of Veiller's "Model Housing Law."

The whole country will watch with deep interest the efforts made by California to keep apartment houses out of private residence districts. This is one of the points which it is recognized

that the Hadacheck decision did not decide finally, any more than it decided the question as to whether a store can be kept out of a residential district. It is the opinion of several of the best authorities in the country on this question, that both of these very much sought and desired consummations can be brought about if the the statute is properly drafted and the case properly defended. It must, however, be possible to show that the existence of such a store or such a large multiple dwelling in a private residence district is justified under the police power.

The City of Berkeley, under Mr. Cheney's guidance, acting under the broad powers enjoyed by it in its charter and under the state constitution, has already in its zoning ordinance which took effect April 28, 1916, after many months of study by the local officials excluded apartment houses from private residence districts. So far as we know the courts have not been called upon to pass upon this provision. In view, however, of the very progressive and broad visioned attitude taken by the California courts in earlier cases of districting it would not be at all strange if they were to sustain this effort. As Mr. Cheney puts it: "We hope that by the time an attempt is made to break our ordinance the City of Berkeley will have money enough to fight it to the highest court and see whether one apartment house shall be allowed to destroy one hundred homes or more."

The Berkeley zoning ordinance will repay careful study on the part of everybody interested in this important problem. Beside the features already referred to, it has many other interesting features among which may be noted the fact that it is entirely a permissive ordinance and is merely a definition or enabling act. It moreover leaves to the people in each locality the determination by petition originating within the locality what restrictions or limitations shall be applied to the district in question. This is in direct contrast to the plan adopted in New York where the districting regulations are imposed on all sections of the city at one time by a central authority.

Other distinctive features are the special class of districts for schools, churches and public buildings; the provisions for allowing certain classes of small stores and prohibiting others and the prohibition of residences in factory districts.

RELATIVE VALUES IN PUBLIC HEALTH WORK.

Not how many dollars to spend but how to spend the dollars you have for public health activities is the subject of a recently issued pamphlet on "Relative Values in Public Health Work." The author is Franz Schneider, Jr., sanitarian of the Department of Surveys and Exhibits, Russell Sage Foundation, who has conducted public health surveys of Newark, Springfield, Ill., Topeka, Atlanta, and other cities.

Given some 1,400,000 deaths annually in continental United States, of which one in four or even one in three are from preventable causes, the problem of the public health officer is to so spend the city's health funds as to prevent these losses so far as is possible. The health officials "must decide what parts of the losses are preventable, and must determine how the greatest return in prevention can be obtained with the money available. This is the problem of relative values in public health work."

The actual situation confronting American health officers is that "with the scanty funds now at their disposal, and the great variation in effectiveness of different activities, the most careful discrimination must be exercised in making up the department's programme. A bad distribution of funds means lives lost, and the responsibility, a heavy one, falls on the administrative official." The author quotes Professor George C. Whipple as saying, "this is one of the greatest questions that a sanitarian can consider. It is today the most important of all hygienic problems because it comprehends all others."

The discussion cannot well be condensed from the already concise presentation in this ten-page pamphlet. It is offered as a basis for the discussion of health budgets by officials and citizens who seek the highest returns on the city's investment in terms of deaths prevented. Among the tests applied are the damage done by the preventable diseases, their preventability, cost of prevention, and communicability—small pox, for example, "must be suppressed immediately upon appearance, almost without regard to cost."

Social workers as well as heavy tax payers and all other citizens will be aided by this pamphlet in studying local health expenditures.

YOUNGSTOWN HOUSING.

Youngstown, Ohio, has for some years past been interested in the housing of its workers not only because of the size of the manufacturing industries in the town or the large admixture of the foreign element in its population, but because of the excellent cement block houses of the Modern Homes Company built six years ago, largely due to the energy and initiative of Mr. J. M. Hanson, Secretary of the Youngstown Charity Organization Society.

Since the outbreak of violence in Youngstown less than a year ago the question of housing has come very much to the front. This, of course, has been very much emphasized by the great increase in the city's population, due to the sudden development of its industries.

The Youngstown Sheet & Tube Company is about to embark upon a very important housing development for the housing of its own workers. For the better salaried men houses similar to those at Goodyear Heights are to be erected and houses to rent are to be built for the foreigner and the man of lower wage-earning capacity. \$250,000 is to be spent by the Company as a start and it is expected that half a million dollars will be expended before they get through.

This development is one that will be watched with great interest by the whole country, especially if a high standard is set for workingmen's dwellings.

A GOVERNOR'S MESSAGE.

Governor Brumbaugh of Pennsylvania, in his annual message, spoke of the need of a state-wide housing code in the following words:

"We are properly concerned in conserving the health of our people. We have organized and maintain a great and efficient department of health. We have also erected and do maintain many institutions to care for sick, suffering and impaired people. But why should we expend such large sums to cure the suffering or to care for the helpless when it is in our power to prevent much of all this? I have long entertained the wish to see Pennsylvania take the lead in enacting a housing code that would regulate in some degree the type of house in which our people who toil must live and in which children are born

and women must work. Surely the duty of the Commonwealth is to guarantee a decent habitation for its people. With no intention to recommend any drastic or burdensome code, I do most earnestly urge you to give the people a house in which to live that sanitarily and environmentally will promote health and happiness and not breed disease and discord. We are not Americanizing our new-coming immigrants if we allow them to live in what is often termed the 'black spots' where they fail to obtain that home life so essential to the making of a true American citizen."

A UNIQUE SITUATION IN MINNEAPOLIS.

Many cities in this country have taken up the cause of housing reform. Many cities have worked for housing laws. It is equally true that many business men's associations have taken up the cause of housing, but Minneapolis holds the proud record of being the first city in the United States where the organized real estate interests of a city have joined hands with the proponents of housing regulation, in this case the Minneapolis Civic and Commerce Association, in the endeavor to secure housing legislation.

For this is what has happened in Minneapolis. Two years ago the Civic and Commerce Association prepared a housing law after careful study by a committee of its own members and after conference with various interests in the community and a survey of local conditions. The bill was introduced in the legislature but failed of passage, various real estate and other interests having opposed it.

Taking a lesson from this experience the Civic and Commerce Association during the past two years has very wisely sought the co-operation of the Minneapolis Real Estate Board and under the leadership of Mr. Fred G. Smith, the Chairman of that board's Housing Committee, the two committees have been at work during all that time going over in minute detail the legislation proposed in 1915 and making many changes in it.

There has probably never been a housing law that has been submitted to such close, detailed and critical study as has the housing code that will be presented to the Minnesota legislature early in the session.

At the request of these two organizations Lawrence Veiller recently made a trip to Minneapolis, spending practically a week

there doing nothing but go over the proposed housing code with the committees of the Real Estate Board and the Civic and Commerce Association. Strenuous sessions lasting from ten in the morning until eleven-thirty at night, and on one occasion until two-thirty the next morning, continuing both at lunch and dinner, characterized the entire week of Mr. Veiller's stay, with the result that the draft code was very materially changed and serious defects which more experienced knowledge was able to point out have been corrected.

The code in the form as finally adopted by these two organizations and recommended by Mr. Veiller commands the approval of all parties in interest and has the united support of the citizens of Minneapolis. It is expected that the legislature will enact it into law at an early date.*

While it does not lead the country in every respect, there being certain provisions in it which do not compare favorably with housing codes in other cities, yet on the whole it may be said that, if the law is passed substantially as proposed, Minneapolis will have the best housing law in the United States.

This is important but of comparatively slight significance compared to the really important thing, namely, that the real estate interests of a large and prosperous city have taken the lead in the cause of housing reform and especially in securing housing legislation which heretofore has been uniformly opposed by such interests.

"MORE HOUSES FOR BRIDGEPORT."

Under this title John Nolen has prepared what one is inclined to term an epoch-making report, furnishing as it does a standard for similar reports for many American cities.

This report was made to the Bridgeport Chamber of Commerce last August and contains a survey of local conditions. It goes into the present lack of housing accommodation and present needs, which, as our readers know, have been literally desperate for some time past, owing to the tremendous increase of population in Bridgeport in recent years.

As Mr. Nolen points out, the number of factory employees has increased according to conservative estimates by 22,000 dur-

*The Code has passed the Senate.

ing the past two years and it is estimated will increase by another 14,000 in the near future.

Mr. Nolen's report contains a questionnaire sent to leading manufacturers, seeking to bring out the number of employees to be housed and the kind of accommodation that would be required, going into such questions as the relative number of men and women, of skilled and unskilled, of married and single, of different nationalities, of the average weekly wage and rent paid. At the same time information was sought as to the most desirable types of houses and their location.

The report contains seven important main recommendations; and, we believe for the first time, makes an effort to show the relation of the cost of lots and houses to wages, rents and savings. Appended to the report are not only illustrations, but clearly worked out plans, with all necessary information including room sizes and a description of the houses of such representative developments as Goodyear Heights, Indian Hill Village of the Norton Grinding Company at Worcester, the Salem Rebuilding Trust, the Mount Union Refractories Company development at Kistler, Concrete City, of the Delaware & Lackawanna Coal Company at Nanticoke, the typical four-room Philadelphia house as commercially built, the new houses of the Scovill Manufacturing Company at Waterbury, Conn., the houses of the Improved Housing Association at New Haven, and Forest Hills Gardens, thus as will be seen, giving illustrations from the work of such architects as Grosvenor Atterbury, Mann & MacNeille, Kilham & Hopkins and Milton Dana Morrill.

Appended to the report is a list of low cost developments in the United States compiled by R. L. Davison of Cambridge, Mass. and containing a brief note as to each of these important enterprises.

The report also contains a statement of some of the main methods of financing workingmen's dwellings enterprises.

Altogether the report is one that no one interested in the cause of housing reform can afford to be without. Copies can be obtained from the Bridgeport Chamber of Commerce.

A FEDERATION OF PLANNING BOARDS.

The Massachusetts Federation of Planning Boards was organized in November, 1915. This was the direct result of the Planning Board conference and exhibit held at the State House,

Boston, under the auspices of the Committee of Fifty and the Massachusetts Homestead Commission. It was hoped that a federation of all the Planning Boards of the state with a strong central Executive Committee would result in increased activity on the part of all local Planning Boards through the energy which comes through co-operation. The results justified this hope. As it was early recognized that many Planning Boards in the state had assumed the duties of their office without any adequate knowledge of what city or community planning really meant, the Executive Committee therefore started out on a campaign of education, and during the year has issued three bulletins. Bulletin No. 1, Part 1 on the Function of Massachusetts Planning Boards and Part 2, The Official Plan; No. 2, Town Planning and Present Legislation in Massachusetts; No. 3, Future Planning Legislation in Massachusetts.

Last November, one year after their organization as a federation, the Planning Boards held a meeting and fifth annual conference of Planning Boards at Springfield, Massachusetts. A large representation attended and an unusually fine exhibit of the work of the local Planning Boards was shown from sixteen cities and towns. These exhibits covered many phases of city planning, including housing, districting, development plans for parks, waterfronts and suburban districts, sewer and water system studies, etc.

There is a mandatory state law ordering all city and towns over eight thousand in population to appoint Planning Boards, but without naming any penalties for non-compliance. Forty-nine municipalities have obeyed the law and six cities and eight towns had neglected to do so up to January.

The papers at the annual meeting were unusually illuminating. The discussions showed that while it might be possible to do many of the most important things that Planning Boards should do at once such as districting, no one was able to state positively that constitutional limitations would not prevent. Massachusetts is to have a constitutional convention this coming fall and the broadening of the police powers and welfare clauses in the constitution are to be made an issue by the Massachusetts Federation of Planning Boards.

The obstacles to city planning in Massachusetts are much the same as in other communities. A general ignorance by city

officials and citizens of what community planning really means and the necessity for it. It is hard therefore to get adequate appropriations, but the principles of Assessment of Betterments, Excess Condemnation, and the Building Line Laws, are fast coming to be understood and appreciated as most efficient tools in the hands of the Planning Board.

Other bulletins the Federation expects to publish soon include one on the establishment of a central state bureau or commission which might possibly be termed a State Community Planning Commission. It would take over many functions of municipal activity relating to planning and future growth of the communities and directly aid the local Planning Boards in their work by advice and otherwise. Another is the preparation of a text book on community planning for the Massachusetts public schools.

The first year's work of the Federation therefore is highly encouraging and marks a distinct advancement in the movement in Massachusetts.

COLLEGE WOMEN TAKE UP HOUSING.

The Association of Collegiate Alumnae, a strong organization representing forty-six American colleges and six thousand college women, has recently decided to add housing reform to the list of its activities, which have been directed heretofore almost exclusively along educational lines. A national committee on Constructive Housing Legislation is being formed, and the seventy-four local branches are expected to appoint committees to study local housing conditions and assist in improving them. Mrs. Edith Elmer Wood, of New York, has been made chairman of this important committee.

HOLDING THE TENANT RESPONSIBLE.

There is no doubt that a great many of the more serious sanitary evils in tenements are created by sheer negligence on the part of the tenant. Up to the present time it had been the practice of the New York Tenement House Department to place upon the owner the burden of removing insanitary conditions regardless of the real responsibility. It has been recently urged that in cases where it is obvious that the tenant himself has created

a nuisance in a tenement, he is the one who should be held responsible.

It was recently proposed that the law should be amended to give the Department the necessary power to shift the burden of responsibility in such cases. Commissioner Murphy and the New York Tenement House Committee, however, both were of the opinion that the Commissioner already had this power without any amendment, and both agreed that in fairness to the landlord and in order to make the tenant feel his obligations, it would be wise to give this plan of placing part of the burden upon the tenant a trial.

Hereafter in accordance with a scheme worked out by the Commissioner where there exists a violation of the law, which is of the tenant's own creation, such as keeping on the premises such animals as cows, horses, swine, etc., obstructing the fire escapes, placing encumbrances in the public halls, yards, courts, areas, etc., throwing filth into the yards or courts, storing such things as hay, straw, excelsior, etc., in any part of the house, overcrowding living rooms, making toilets within the apartment filthy, etc., an order for removing such a violation is to be issued directly to the tenant.

This give promise of making the tenants less slovenly and at the same time of removing what seems to be an unnecessary burden upon the owner.

A MANUFACTURER'S DEVELOPMENT.

The New Departure Manufacturing Company has lived up to its name and made a new departure for manufacturing companies by forming a realty company to build much needed houses in Bristol, Connecticut. The local builders and real estate operators not being equipped to keep up with the requirements of the local manufacturers in providing a sufficient supply of housing accommodations for the workers, the company in question decided to purchase land and erect as many houses as the plot would advantageously permit. The land being very hilly has cost quite a good deal to develop, requiring a great deal of grading, the total cost being somewhere in the neighborhood of \$300,000.

The company has very wisely varied the style, size and

shape of the architecture of the different houses so as to avoid the appearance of a typical mill village and to make it look like any other real estate development and as if the houses were built at different times by different people. The lots have a frontage of fifty feet with various depths, for gardens. Most of the houses are double houses with four to five rooms in each. The company expects to sell the houses on easy payments at the earliest possible moment to its employees. Some of them will be rented and it is expected that the rents charged will be between \$14 and \$17 a month. This is a most encouraging piece of enterprise on the part of a far-seeing manufacturer.

There are 101 houses completed on the Endee Manor tract. When the whole development is completed it is expected that it will provide accommodations for 173 families or for 800 to 1,000 people.

In addition to this development of the New Departure Co., it is reported that the King Terrace Land Company has recently been formed, with an authorized capital of \$500,000, the incorporators including some of the leading manufacturers of the city, whose employees are finding it difficult to secure homes near their place of employment. This new company, it is stated, will have charge of all the housing operations of the Bristol Brass Company.

BALTIMORE ALIVE TO ITS HOUSING PROBLEM.

Largely due to the activities of J. W. Magruder, of the Federated Charities and Judge Alfred S. Niles, the Police Commissioner of Baltimore, greatly renewed activity in Baltimore's housing conditions has shown itself during the past six months. Early in the year Mr. John Ihlder was appointed as Secretary of the Housing Committee of the Federated Charities to aid in preparing an up-to-date, thorough-going housing code for Baltimore.

The Housing Committee is working along two lines: First, to secure a housing code through local ordinance; second, to organize a house building company primarily to house the negroes and the poorer paid white wage-earners. The large proportion of negro population makes Baltimore's problem peculiar as compared to the problem of many northern cities, a problem

that is complicated by the segregation ordinance which limits the negro to very definite sections of the city.

Important action was taken recently by Mayor Preston, in appointing a Housing Code Commission consisting of Judge Alfred S. Niles, Chairman of the Housing Committee of the Federated Charities; Charles England, Chairman of the Sewerage Commission which installed Baltimore's \$20,000,000 sewer system; J. Barry Mahool, a former mayor of Baltimore; B. Howell Griswold, Jr., President of the Alliance of Social Agencies; General Lawrason Riggs, President of the Federated Charities and Mr. John R. Cary.

This Commission is now at work and it is expected that a housing code which will compare favorably with that of the recently enacted codes of Grand Rapids, Columbus, Berkeley and other progressive cities, will shortly be reported to the local legislative body. Meanwhile the housing company proposes to make a modest beginning in one of the most neglected negro districts of the city.

INDUSTRIAL HOUSING IN INDIA.

That the housing problem is universal has received new testimony recently in a request to the National Housing Association from Poona, India, for advice and information as to methods employed in America by employers of labor in housing their workers. Whether this is one of the results of the recent visit to India of Professor Patrick Geddes, of Edinburgh, Scotland, is unknown. At any rate it is a significant symptom of the times.

NEW JERSEY TAKES UP ZONING.

Following the example of New York, California, Minnesota, Wisconsin and other States, New Jersey is about to consider at the coming session of the legislature a far-reaching zoning act.

Under the leadership of the City Plan Commission of Newark a Districting Law for the State of New Jersey has been prepared and will be introduced early in the coming session.

The law follows in its general scheme the New York law and is in the form of an enabling act granting to certain cities in the State the power to regulate and limit the height, bulk and use

of buildings hereafter erected, and to determine as well the area of open spaces required for their light and ventilation, and also to restrict the location of certain trades and industries.

INTERESTING SCHOOL CHILDREN IN HOUSING.

The Tenement House Department of New York City has recognized the importance of giving instruction on municipal topics by promptly meeting the requests of Public School Principals for illustrated talks on housing conditions in the city, and on the work of the Department. That the efforts to present important facts in an interesting manner are appreciated was shown recently in a gratifying way. A Supervising Inspector of the Department on closing an address to over 2,000 High School boys was much surprised by one of the boys leaping to the stage and leading the audience in the school cheer ending with the name of the lecturer—a spontaneous appreciation of what is being done for the betterment of home conditions in this great city.

On another occasion, the same Inspector addressed the pupils of a Brooklyn School. Over 600 bright, interesting and enthusiastic children gave the closest attention to the speaker. They were quick to catch the important points and frequently applauded particularly striking features. The lecturer was delighted with the keen interest taken and the appreciation shown, and he went away from that school feeling that he had gained inspiration, while trying to give information. Some days later he received a number of compositions based on the lecture. They show a remarkably clear grasp of the most important points. This Inspector has made a special effort to make his lectures attractive to children. By a natural method of obtaining their attention and then developing his subject accordingly, he has succeeded in accomplishing good results.

Realizing that every normal child is interested in Indians, he shows a picture of an Indian encampment. The children's attention is fixed upon the picture. The lecturer then explains the ordinary conditions of Indian life—the fact that sunshine, fresh air and pure water are not affected by artificial conditions as with the white man in the modern city.

Then an old Revolutionary house is shown—one still standing in a park in upper Manhattan—surrounded by modern tene-

ments. Comparisons are made between the old farm house and the single family house on a crowded city street. Then gradually the idea of the tenement is evolved—the children noting the transformation of the one-family house into a multiple-dwelling. They see the results of over-crowding, the evil of tenement building under little or no restriction, the “dark room,” the horrible privy vault and other tenement abominations.

The dawn of a new era in housing bursts upon their eager young eyes and the importance of the tenement house law is impressed upon them. They know that law is necessary to obtain and maintain that which so closely affects health and happiness in a crowded city—a good home, safe and sanitary.

And after all, this is the important thing—that people should know the reason for and in a law before they can be expected to support it. The best way to provide for the future is to drill the children of the present in the Why and Wherefore of the Things That Ought To Be. Get the children—and you have the parents. Let some of the essays speak for themselves.

These extracts are from essays by pupils of P. S. 73, Brooklyn:

Margaret Carney, 7BG4, says: “We were shown pictures of the different tenement houses as they used to be and as they are now. * * * If you want fresh air don’t close up all the windows. * * * He showed us a picture of a cellar where the people of the house threw all the garbage and waste. These people did not know perhaps that microbes gathered in this and made them sick. * * * Here are a few don’ts:

“Don’t have a dirty toilet.

“Don’t have dirty rooms.

“Don’t have dirty bathrooms.

“Don’t have dirty sinks.

“Don’t throw garbage any place but in the garbage can.

“Don’t have all your windows kept tight shut.

“Don’t have curtains over windows that are put in to give you air, light and sunshine.

“Don’t have dirty cellars.

“Try to have everything as clean as you can.”

William Chichester, 7A1, was deeply interested in the description of the tenement of the past. He says: * * * “Such

conditions as these and many others were explained to us. Finally a law was passed to improve this way of living and bad conditions in the old tenements were not allowed to be repeated in the new laws. Some of the new law tenements are very grand."

Among other things of interest, noted by Annabell Jeffries, 7BG4, is the following: "In another house that he had inspected, he found that all winter the family had not opened their windows. * * * All the windows were pasted up with paper.

* * * A good thing that the tenement house inspectors are doing is to see that all houses have good fire escapes. * * * Some people complain that the dumbwaiter is always full of papers. They blame the landlord for it. He does not come in the night and fill the dumbwaiter with paper. It is the people who do it. * * *".

Wallace Serenbetz, 8BI, has a hopeful view and great faith in the city's effort to improve conditions in the tenements.

"This lecture was given to the boys and girls of P. S. 73 to give us some idea of our own city. Of course the entire city is not in such bad condition, but there should be no such conditions in any part of our own city. * * * In various places in the city the buildings are so crowded together that there is no chance of getting light into the rooms of the people, and consequently there are no yards or playgrounds for the children living in the neighborhood. * * * A majority of the halls and stairways are poorly lighted, and in case of fire some one living in the house might be seriously burnt. * * * The city is trying to improve these faults. It is trying to have houses built with yards, and have space between the houses where light and air may enter. It is trying to have light and fireproof stairways and safe fire escapes. It is trying to abolish all the throwing of ashes and garbage into the cellars.

If the city succeeds in doing these things the people of the city will be healthy and happy, and will want to be citizens of such a clean country."

If an ounce of prevention is worth a pound of cure, surely the time spent in giving these educational lectures will be worth much more to the City in developing a civic pride in abolishing the evils which threaten our social life and in supporting all those efforts which relate to home, health and happiness.

A WHIRLWIND CAMPAIGN FOR CITY PLANNING.

Execution of one of the most brilliant plans for civic advance ever begun was carried out recently with the whole state of Indiana as the objective.

Indiana has no City Planning Commission or city planning laws. Neither has it a housing law. If signs deceive not, by March 5, when the Indiana legislature adjourns, both of these defects will have been remedied.

During the month of October, when politics was raging in all parts of the country and particularly in Indiana, there was a presidential tour conducted in that state of even greater significance than the tour of the political candidates. It was the tour of the president of the Indiana Association of Real Estate Exchanges, Lee J. Ninde, of Fort Wayne. Mr. Ninde conceived the idea of carrying to his various exchanges, fourteen in number, a special message of direct helpfulness and because of his great interest in city planning, he made that his specific subject.

Leaving Fort Wayne on October 10th, the tour included the following cities: Elkhart, South Bend, Michigan City, Hammond, Gary, Kokomo, La Fayette, Terre Haute, Evansville, French Lick, New Albany, Indianapolis, Muncie, Anderson and Marion. Accompanying Mr. Ninde were speakers from Indiana and various parts of the country, including A. H. Schaff, chairman of the City Planning Committee of the Indiana Real Estate Association, Flavel Shurtleff, Secretary of the National Conference on City Planning, and Richard B. Watrous, secretary of the American Civic Association, who talked on the general subject of city planning and the benefits that would accrue to cities adopting it. At each city there were five addresses limited to fifteen minutes each, by Mr. Ninde, who introduced the subject, by Mr. Shurtleff, Mr. Watrous or Mr. Lathrop of the American City Bureau, on various phases of city planning, and Mr. Schaff or Mr. Scott Brewer, who explained the purposes and exact form of the bill to be presented before the State legislature which will make possible the creation of city planning commissions in cities with a population of 10,000. The meetings in each city brought together the people who needed to be reached, viz. the leading real estate men and those associated with them.

Each day to a list of 10,000 civic workers, city planners, housing experts, city officials, engineers, landscape architects, newspapers and others there went forth a daily news service covering the facts of the tour.

The plan was conceived in the fertile brain and warmed by the heart of Lee J. Ninde, and elaborated by many who have helped him. It promises immense results. Indiana up to this time has been backward in progress along these lines. Apparently one winter is to witness the complete curing of these lapses, and the creation of a body of laws which will be modern, scientific, and forward-looking.

Probably there is no parallel for such a move. It is unique. And the powerful factors which make up the contingent and which will support it throughout the state stamp it as worth while.

It is dramatic, yet well advised. It is timely, for it came at a time when the state was engaged in electing members of the legislature.

THE END OF DUBLIN'S SLUMS.

That good can come from riot and revolution is once more evidenced by the news that has recently come to us here in America that the splendid plans worked out a year or two ago for the rebuilding of Dublin are soon to be carried out, due largely to the disastrous fire which destroyed so many buildings in Dublin at the time of the late insurrection.

Our readers will recall that two years ago a splendid civic exhibition was organized in Dublin at the instance of Lord and Lady Aberdeen and with the aid and assistance of John Nolen and other city planners. In connection with that exhibition Lord Aberdeen offered a prize of 500 pounds for the best set of designs for a "New Dublin" in an architectural competition to be held at a later date. The war temporarily prevented any action being taken and the whole matter was held in suspense until recently. After the insurrection the Government wishing to have the benefit of these plans, they were submitted to the judges, two of whom were in Great Britain and the other being John Nolen here in Boston, with the result that the prize was awarded to Professor Patrick Abercrombie, of the Department of Civic De-

sign of the University of Liverpool, the very able editor of the Town Planning Review.

Now comes the interesting news that the Corporation of the City of Dublin has recently decided to build on these plans and to that end has sought to borrow money to finance the scheme. It is the first time, we understand, that an Irish city has been allowed to borrow in the open market and it is also the first time that such a loan has been floated by American capital, for the firm of Lee, Higginson & Company, of Boston, has undertaken the negotiation of the loan and we understand has raised \$2,000,000 in America for the purpose of rebuilding Dublin's slums.

A SUCCESSFUL ENTERPRISE.

The following interesting facts have recently been made public by Mr. Charles A. Beck, Treasurer of the Woodlawn Company, of Wilmington, Del., with regard to the model houses of that company:

The houses are built in rows, and the row contains four six-room houses, four four-room houses and six two-family houses. Some of the houses in the district differ from these but most of them come within these four types.

In the twenty rows which have been built there are 270 houses, with accommodations for 390 families.

It has been somewhat difficult to determine the exact cost of each type on account of building the several types at one time, with contracts usually covering two rows of houses, but we figure that the cost, without the cost of the ground, is about as follows:

Six-room house, \$1,775, rents for \$16.

Four-room house, \$1,425, rents for \$13.50.

Two-family house, \$2,475, first floor rents for \$11.50, second floor rents for \$12.

The houses are built of brick with slate and slag roofs. They are all sewer connected, have city water and gas, and some of them have electric wiring. A range is installed in each kitchen, with water boiler attached. Bath tubs and kitchen sinks are porcelain enameled. Stationary laundry tubs are installed in the second floor flats.

There are front and back yards, and parts of the tract have been set aside for park and playground purposes. The first houses were built in 1903 and the latest ones in 1913. They were not built for sale but are to be kept in the ownership of the Company.

We have found that the six-room house is as large, if not larger than the majority of wage earners want. We have had more applications for four-room houses and flats than for any other kind.

The development represents an investment of \$583,000 and has yielded an average net profit of about 5%.

BRIDGEPORT ACTS.

While to the minds of many outsiders, it took the city of Bridgeport a long time to get started, it is interesting to note that when the leading business men of that thriving community finally got going, they took hold of their problem with energy.

Last August the Bridgeport Housing Company was organized with a capital of \$1,000,000. Many of the city's leading manufacturers and business men will be found upon its Board of Directors.

The Company has promptly got to work and is considering several plans. One, the development of a tract of considerable size near the outskirts of the city—if in these days of rapid growth Bridgeport can be said to have any outskirts—the other in the more central portion of the town.

Two kinds of development are to be carried out: single-family houses built in terraces and apartment houses with a small number of rooms.

The Company selected a business man of experience as its first manager, who, however, after a few months resigned to accept a position in Detroit more in the field of his former business activities.

A new manager has recently been appointed in the person of Mr. W. H. Ham, an engineer of over sixteen years' experience in construction work. Architects have been selected and contracts awarded and the work is going forward with vigor and energy.

Under Mr. Ham's watchful eye the expenditures are being closely scrutinized, for the people in Bridgeport fully realize the vital necessity of eliminating every item of unnecessary cost in the construction of their buildings if they wish to make them a financial success as well as a social one.

The people in Bridgeport are unfortunate—as so many other communities are—in having to pay a high price for their land—a price which to many seems almost prohibitive. Still wages are high and rents generally in Bridgeport are also high. It should be possible, therefore, with intelligent planning, to produce types of workingmen's dwellings which will not only meet the urgent need of more houses but will supply that need at prices within the income of the workingman and of a character that will be a credit to the city.

In addition to the activities of the Bridgeport Housing Company, the Sachs Realty Company has been launched, an individual enterprise capitalized at \$50,000, with the declared purpose of erecting large tenement houses with apartments of from three to five rooms each, with large outside courts, roof playgrounds and other features for saving housekeeping labor at minimum expense.

ERIE GRAPPLES WITH ITS PROBLEM.

The city of Erie, Pa., has recently, following the lead of many other large and prosperous cities, taken up actively the cause of housing reform, especially the effort to secure a larger number of dwellings for the better class of workingman. The matter has been under consideration for some time but did not really crystallize until in November, when the Board of Commerce asked Mr. Perry R. MacNeille, of New York, the architect of the houses at Goodyear Heights in Akron and of the Improved Housing Association of New Haven, to come to Erie and discuss with the Board of Commerce the question of securing more houses for the workers.

Those who heard Mr. MacNeille were so impressed with his presentation of the problem that he was asked to return to the city two days later and address a larger gathering held under the auspices of the Housing Committee of the Board of Commerce and the Housing Committee of the Manufacturers' Association.

A rousing meeting was held and at Mr. MacNeille's sugges-

tion the two committees of the two Associations were merged into one joint committee. Mr. MacNeille was retained as the expert adviser of the movement and made chairman of the joint committee. A sub-committee was appointed later by him to look up available building sites and the local Real Estate Board was invited to aid in furnishing information as to prices, location and availability of different plots in or near the city.

Through the active co-operation of Mr. D. W. Harper, the President of the Erie Real Estate Board and who has been very active for the past three or four years in urging better housing, a list of some thirty-three parcels of ground was submitted for consideration.

Mr. MacNeille is now preparing plans for a housing development for Erie to cost \$250,000 as a starter.

A UNIQUE APARTMENT HOUSE PLAN.

Mr. Thomas B. Inness, of Brockton, Massachusetts, about fifteen years ago worked out a most ingenious type of apartment house building in the City of Brockton. Two groups of apartments were built. One known as the "Checkerton" because of the fact that the plan of the building resembles the squares on a checkerboard, was completed in 1903. This was more in the nature of a non-housekeeping or light housekeeping apartment, the building being divided up into suites of one, two and three rooms and bath. Two years later a second group was built known as the "Chesston," taking its name from the fact that the plan of the building resembles a chess man. These latter apartments are housekeeping apartments of four rooms and bath. In both buildings the plans are so designed as to give the maximum of light and air to all rooms, representing a most ingenious arrangement.

THE POLICE AS SANITARY INSPECTORS.

The City of Chicago started a notable advance in methods of sanitary inspection a year ago when a decision was reached by the city authorities to harness the police force of the city to the work of sanitary inspection. In co-operation with the Police Department and the Department of Public Works, thirty-three sani-

tary inspectors were detailed to police precinct stations and relieved from the requirement of reporting at the City Hall daily.

The small number of men available for the forty-five stations made it necessary that in some cases one inspector should cover two precincts.

The investigation of complaints in the field has been facilitated by the new arrangement, as the number of men available for service of this kind is twice as great as formerly and the districts of less than half the size in most cases. The new plan also affords opportunity for the district inspector to serve personal notices for the abatement of nuisances for simple matters, such as the removal of accumulations, the providing of manure and garbage receptacles, cleaning vacant lots, and the like. This method has resulted in immediate and widespread improvement of community conditions without the formality of service of written notices by the Department. The co-operation of the police to this end has utilized these public servants for the abatement of nuisances as never before. The ward superintendents have also facilitated the work by the immediate removal of accumulations from alleys and back yards.

CLEVELAND TAKES AN IMPORTANT STEP.

Under the leadership and initiative of Paul L. Feiss, the Chairman of the Housing Committee of the Chamber of Commerce, the city of Cleveland has recently taken a forward step in its campaign for better housing conditions.

Under the same leadership some years ago a thorough investigation of conditions in Cleveland was made and a complete report published by the Chamber of Commerce. Later a tenement house law was secured and more recently has been much improved.

Now, at Mr. Feiss's suggestion, the Real Estate Board of Cleveland acting with the Chamber of Commerce, has inaugurated a movement for the building of workingmen's dwellings. The interesting and significant thing of the present movement is the determination that it shall be placed upon a business basis and pay a proper commercial return.

As a result of Mr. Feiss's presentation of this matter, the Cleveland Real Estate Board has taken the question up actively and a company to build houses has been formed. It

is reported that the company is to be capitalized at \$300,000 and that it is considering tearing down some of Cleveland's more dilapidated buildings in the older part of the city and building in their stead modern dwellings of an improved type.

Carl W. Webb, Chairman of the Committee of the Real Estate Board, having the matter in charge, is quoted as saying:

"The living conditions in some of the tenements are responsible for low morality and disease. These conditions eventually throw the burden of crime, feeble-mindedness and disease upon the community. While the company will mean much for the public welfare, it will be a business proposition. It can build and rent model houses for less than the 'sore spots' bring and still make its 6%. Some of the present 'sore spots' net 14%."

Mr. Stanley L. McMichael, the efficient secretary of the Cleveland Real Estate Board, is now devoting a large part of his time to the launching of this important enterprise.

An equally important step forward in the welfare of Cleveland has been the important advance taken with regard to the city plan in the adoption of a new and far-reaching set of rules for the sub-dividing of property within the city of Cleveland.

These rules, formulated by the Cleveland Real Estate Board in co-operation with City Engineer Robert Hoffman, have recently been adopted by the Cleveland City Plan Commission. They probably represent a greater advance in city planning than has heretofore been had in any other American city, with the exception of Philadelphia. Among their distinctive features may be noted the fact that dead end streets are prohibited and that 40 feet is the minimum street width allowed.

Taking it all in all, Cleveland has taken that position which we have come to expect from the Sixth City.

FORT WAYNE'S HOUSING PROBLEM.

An industrial invasion is bringing to middle western cities grave housing problems. In some of the prairie towns, hitherto attractive and fairly sanitary, the social sore spots resultant from

crowding are appearing. The slums have arrived. However, there are most encouraging indications that the people are waking to realize these dangers, and perhaps as in no other part of the United States, steps are to be taken to prevent intensification of the evils now threatening.

In Fort Wayne, Indiana, a population of 80,000 is claimed. The 1910 census reported 63,900. None doubts, who has inquired in informed manner, that the 1920 census will show more than 100,000. These increases will come from the 3,500 additional employes already assured by extensions of the plant of the General Electric Company there; by extensions to be made by the Bowser Tank Company, and other industrial concerns; and of course by that natural increase which comes to a city of industrial tendencies. The population is said to be increasing at the rate of 1,000 a month.

A Government official was required a few months ago to take a census of vacant dwellings in Fort Wayne; he did the work with remarkable thoroughness, and reported that there were exactly 87 vacant dwellings.

This is one-half of one per cent. vacant dwellings—of course, far below the normal percentage of vacancies of most cities. The result is they are beginning to crowd badly. There are, first, two families in a house capacious for one; then two families on each floor, and, then, the deluge.

Realty operators property owners and other classes are waking to the situation. Signs appear which give promise that this beautiful prairie town is not to permit the horrors of over-crowding to spoil its brilliant future. Hitherto, realty men have paid more heed to high-class restricted residential sub-dividing. They appear to be turning more anxiously now to the problem of low-priced homes.

They have heard of the factory workers in Detroit, Flint, Toledo, and other mid-west towns, living in tents, in November, with the severities of wintry weather close at hand, and no place where they know they are to lay their heads. They have heard of the boarding houses in those towns in which the beds work according to the eight-hour principle—three shifts a day, and the beds never out of a job for a moment of the twenty-four hours.

Fort Wayne doesn't want such conditions. There will be

vigorous effort to prevent them. But it is going to demand quick action, broad social and careful business concept, and of all things community action. However, inasmuch as the sense of community responsibility has found remarkable expression in the last few months, in the city of Fort Wayne, prospects are excellent, better, perhaps, than in other mid-west cities.

TOWN PLANNING IN CANADA.

Under the skillful guidance and energizing force of Thomas Adams and the Commission of Conservation in Canada, great things are happening in town planning and housing reform in many of the provinces of the Dominion. Nova Scotia is said now to have the most advanced town planning laws in the world, very much along the lines of the British Town Planning Act; Alberta has within the year adopted regulations with regard to town planning which will enable cities like Calgary and Edmonton to put into practice the town planning schemes already prepared; New Brunswick claims the distinction of having started the first town planning scheme for an area as large as twenty thousand acres, this within and surrounding St. John. In Quebec and Ontario, the two most populous provinces, town planning acts have been drafted and are now under consideration. Similarly a draft code has been prepared for Saskatchewan.

In addition to these important developments there are a number of cities and towns which are actively taking up important re-planning schemes. Among the new developments may be mentioned the important new town at Ojibway, across the river from Detroit, the development of the U. S. Steel Corporation.

An important element in fostering the development of town-planning in the Dominion has been the formation last Winter of a Municipal Improvement League for Canada. This should prove of great assistance to the official body in bringing to it the support of citizens and building up for its recommendations the necessary body of public sentiment.

WHAT SOCIAL WORKERS ARE DOING IN HOUSING.

Chicago, under the energetic leadership of Mrs. Sidney L. Schwarz, Chairman of the Chicago Housing Council, has recently sent to various social and civic agencies in that city an interesting

questionnaire asking them what they are doing with regard to the improvement of housing conditions in Chicago. Among the questions asked are the following: Briefly outline your Housing work for the current year; what recent investigations or surveys have been made; what data have you in available form; what books and pamphlets have been issued; what publicity or educational work has been done, or contemplated; what funds are available for housing betterment; suggest the most effective method by which a housing committee may complement the work of the social worker; what do you consider the immediate need in the Chicago housing situation; name the social agencies and organizations with which you are co-operating; state whether you advocate and will support a State Housing Law; if you have no Committee on Housing, whether you will form one?

It is hoped that other cities will profit by this example and go and do likewise.

ANNUAL MEETING.

The National Housing Association held its annual meeting in New York on January 3, and elected sixteen new directors for a term of three years. The following directors were elected:

Elmer S. Forbes, Boston.
Walter H. Kilham, Boston.
Clinton Mackenzie, New York City.
Mrs. H. E. Bacon, Evansville, Ind.
Miles W. Beemer, Jersey City, N. J.
Andrew Wright Crawford, Philadelphia, Pa.
Charles V. Chapin, M. D., Providence, R. I.
John North Willys, Toledo, O.
Elbert H. Gary, New York City.
Lawrason Riggs, Baltimore, Md.
Thomas D. Jones, Chicago, Ill.
Charles H. Thorne, Chicago, Ill.
Harvey S. Firestone, Akron, O.
B. F. W. Russell, Boston, Mass.
Clyde E. Ford, New York City.
S. J. Lubin, Sacramento, Cal.

LOW COST HOUSING.

One of the significant features of the National Housing Conference held at Providence last October was the discussion of low cost housing by a number of architects of the country who

have had perhaps a larger experience in the planning of workingmen's dwellings than any other men in their profession.

Readers of the papers by Mr. Grosvenor Atterbury, Mr. Perry R. MacNeille and Mr. Owen Brainard will, we know, be deeply interested in the more detailed account of Mr. Atterbury's epoch-making research work in the use of large concrete units developed at the building enterprises conducted by him at Sewaren, New Jersey and for the Sage Foundation at Forest Hills, Long Island.

To persons wishing to make a closer study of these details we would call attention to the articles very fully illustrated photographically, showing the various stages of the progress of this work, printed in the journals "Cement Age," December issue, 1910, and in "Concrete" the successor to "Cement Age," issue of January, 1915.

HOUSING IN AKRON.

For the first time in an American city-planning study, a housing investigation has been included. This occurs in the report made to the City Improvement Committee of the Akron Chamber of Commerce, by John Nolen, entitled "Housing in Relation to City Planning, a part of the City Plan and Civic Survey for Akron."

Akron, an industrial city, finds its housing problem chiefly one of providing low cost accommodations of approved standards for workingmen and their families. The "American Contractor" ranks Akron third among American cities for gain in building operations for the month of August. Mostly detached, single family, frame houses of types generally good, are being provided. The number of permits for apartments or flat houses and the terrace or row, are increasing monthly, but the ratio of detached, single family houses is higher as compared with the flat or row types.

Some interesting facts as to the cost of developing land with the terrace type of house as compared with the single, detached dwelling, are brought out in this report.

The estimated cost for development, including sewer, water service, sidewalks, rough street grading and curbing, per lineal foot, is \$4. If a terrace row of the Philadelphia type of development were contemplated with a house on a fifteen foot lot, at \$4 per lineal foot, would give a cost of \$60

for development, to which must be added house connections for sewer and water, or \$46, bringing the sum to \$106. If the density per acre is sixteen houses, the total cost per acre of development will be sixteen times \$106, or \$1,696.

If the detached type of house is selected, with a house on a forty foot lot, at \$4 per lineal foot, the cost will be \$160, and adding sewer and water house connections at \$46, the sum will be \$206. With a density of six houses per acre, the cost per acre of this development will be six times \$206, or \$1,236. The higher cost of development goes with the greater density. In both cases the lot depth has been assumed to be about 100 feet and, for both types of development, the street frontage is calculated to be the same, sixteen lots of fifteen feet each and six lots of forty feet each, both equaling 240 feet.

With much building activity and an unusual supply of houses "for sale" Akron still has its housing problem. Houses "for rent" will help solve it.

The responsibility for action cannot be definitely fixed upon the manufacturers, although it is admitted that the employers are benefited by the proper housing of their employees. The employers are perhaps the only ones who could make housing a sound, business proposition, comparable to manufacturing, giving them a reasonable return on their investment. In the wage-earners budget, 25% is considered a liberal allowance to be expended for rent. If the community as a whole turned the rentals for one year into new housing, the problem could be solved and the greatest good to Akron would be accomplished, not for one year, but for many years to come.

That this responsibility is coming to be realized is shown by the announcement that the Firestone Tire & Rubber Co. is soon to build 1,000 new houses in Firestone Park, in South Akron, adjoining their plant.

In addition, the Goodyear Tire & Rubber Co. has similarly announced that 1,000 new houses will be built by their company in East Akron, and it is understood that a new allotment has been bought by the B. F. Goodrich Co. for similar purposes.

Altogether, real estate men have predicted that \$10,000,000 will be spent on housing in Akron during the coming year.

THE HOUSES OF PROVIDENCE.

A report on housing conditions in Providence giving the results of the survey made by John Ihlder, Udetta D. Brown and Madge Headley, bearing the title "The Houses of Providence" was issued last October at the time of the National Housing Conference meeting in Providence.

The report is a pamphlet of 96 pages, fully illustrated, and is similar to the many other reports and housing surveys of definite localities made during the past fifteen years. Copies can be obtained by remitting 20 cents in postage to Willis E. Chandler, 109 Washington Street, Providence, R. I.

AN IMPORTANT DECISION.

A decision that has far-reaching consequences is that handed down by the New York Court of Appeals last year in what was known as the Dewey Theatre case.

Certain questions had arisen with regard to the alteration of an old church building on Fourteenth Street into the so-called Dewey Theatre. A taxpayer in New York City, who in the legal sense was not a party in interest, brought an action for an injunction to restrain the Superintendent of Buildings from approving the plans or issuing a permit for the alteration and reconstruction of the building in question.

Certain novel questions were thus presented. First: Can an action be maintained by a taxpayer to restrain the Superintendent of Buildings from approving plans for an alteration on the ground that the plans do not comply with the building law?

Heretofore it had generally been thought that the only remedy which a citizen possessed in cases where a public official was permitting things contrary to the law, was to seek to bring about if he could, the removal of the public official in question.

This decision of the New York Court therefore assumes great importance, for Justice Greenbaum held in his opinion that an action may be maintained by any taxpayer to restrain a Superintendent of Buildings from approving plans for the erection or remodelling of a theatre on the ground that they do not comply with the Building Law, such right being conferred under the

general municipal law which authorizes a taxpayer's action to prevent any illegal official act.

The other important question, not only for New York City but for all cities throughout the country, involved in this case was whether the Board of Appeals connected with the Building Department, known at that time as the Board of Examiners, having authorized the construction contrary to law, such action on their part was not final and conclusive and binding upon the Superintendent of Buildings, the executive officer charged with the enforcement of the building laws.

It had heretofore been thought in New York that such was the case, but Justice Greenbaum disposed of this contention and held that the decision of the Board of Appeals under these circumstances was not final and conclusive and that the Superintendent of Buildings was not bound to approve the plans if they did not comply with the building laws.

In view of the fact that for a generation this Board of Appeals had been setting aside the law and this action had been binding upon the building officials, the importance of this decision becomes manifest.

THE SOCIAL SURVEY.

An interesting book on the social survey has recently been published by Carol Aronovici, of Philadelphia. Housing workers will be especially interested in the chapter on "Health" which reproduces schedule cards for housing investigations and also goes into certain fundamental elements involved in the housing problem.

WORK OF BUILDING INSPECTORS.

An interesting study of the work of building inspectors in certain leading cities was made not long ago by the Bureau of Municipal Research of the Minneapolis Civic and Commerce Association.

HOUSING PROBLEMS IN AMERICA.

The Proceedings of the Housing Conference held in Providence, October 9, have been issued under date of January 22. This marks a new record in speed in getting out the proceedings of an important annual conference. It is believed the Associa-

tion now holds the record for publishing its proceedings while they are still live and fresh in people's minds.

The new volume, a cloth bound book of 563 pages uniform in style with the four previous volumes, is deemed by many to be one of the most important books on housing heretofore published in America. Only a limited edition has been published and we should advise all who wish to obtain a copy of it to do so before the edition is exhausted. The book sells for \$2.50, including postage.

BOSTON AT A STANDSTILL.

That conditions in Boston's tenement districts are no better today than they were in 1891 is the startling admission contained in the third annual report of the Massachusetts Homestead Commission. Twenty-five years ago, it says, agitation against unwholesome habitations had proceeded far enough to secure an extended, thorough and costly investigation in order to learn what the evils at that time really were.

"Have the subsequent years, filled with agitation and sacrificing effort, wrought a cure or even brought any measurable relief?" is the question asked in the report. "It is with regret that we feel compelled to answer in the negative. New building laws have been passed, but the main fact shown by their operation is that they are inadequate. The number of health inspectors and inspections have been increased, but the most inexperienced amateur can still easily find conditions so bad as to be appalling."

In 1891 the tenement house census found 583 families, comprising 1805 persons, living in cellars and basements but the department of housing of the Women's Municipal League during the winter of 1913-1914 stated that over 1,600 basement and cellar tenements were known to be occupied for living purposes, thus indicating an enormous increase in the number of cellar and basement dwellers.

At a recent hearing before the special committee on state building laws the enactment of stringent housing laws was urged by Henry Sterling, of the Homestead Commission, who said his Commission had prepared plans for houses which are to be constructed for workingmen along lines laid down in the draft of the Massachusetts Civic League Housing Bill, which measure Mr. Sterling heartily endorsed.

A NEW INDUSTRIAL VILLAGE.

The little country community of Allwood, New Jersey, situated in Acquackanonk township, about one mile from Passaic, with its quiet farms, its woods and flower-dotted hills, will be a thing of the past within another year or so. For it is here that William L. Lyall, president of the Brighton Mills of Passaic, is laying out a new and immense factory and a model village for his employees. At the present time most of the farms and vacant plots in the community have either been purchased or an option secured.

Not only will a large factory and workingmen's dwellings be erected, but also schools, churches, a recreation centre, a hospital and other structures. 320 acres of land have been purchased and are being developed under the expert advice of John Nolen, landscape architect of Cambridge, who is in full charge of the landscape features. Maurice Knowles, consulting engineer of Pittsburgh, has charge of the sanitary work.

At Mr. Lyall's suggestion, an officer of the company went to Bournville, Port Sunlight and other model English garden villages, and the important features of these well known enterprises were closely studied and are to be adapted to American conditions in this new project.

MODEL HOUSES FOR NEGROES.

Julius Rosenwald, Chicago's distinguished merchant, is giving a new demonstration of his deep interest in the condition of the American negro, this time by backing financially a high grade, modern apartment house for colored people. A site has been secured at the northeast corner of Vernon Avenue and East 32nd Street and plans for the new building, which is to be three stories and basement, have been drawn by Zimmerman, Saxe & Zimmerman, the architects.

The building is to contain sixty apartments of two and three rooms and bath and is to be in every respect modern in its equipment and conveniences.

Rents are to range from \$18 to \$38 a month. The total investment is expected to be about \$125,000 and a 5% net return is expected. The flats are to be identical in arrangement.

The result of this much-needed provision for colored people in Chicago will be watched with the greatest interest.

ORGANIZED LABOR AND HOUSING.

The American Federation of Labor in its recent annual convention adopted a Resolution urging Congress to take action to authorize the use of the money on deposit in the nation's Postal Savings Banks to be loaned to municipalities to aid in the construction of model dwellings for the families of wage-earners.

A SCHOOL OF PUBLIC HEALTH.

There is probably no more important announcement that could be made to housing workers than that made by the Rockefeller Foundation last summer that it had been decided to establish a School of Hygiene and Public Health in Baltimore in connection with and as an integral part of Johns Hopkins University.

Almost equally important with this announcement was the statement made at the same time that the new school is to be under the immediate direction of Dr. William H. Welch, who is to be its Director.

While the actual details of the work of the School have not been finally worked out (as the School is not planned to open until next October) it has already been announced that the School will be designed primarily to benefit those who plan to give their lives to the administration of scientific sanitation.

An expert Advisory Board composed of the following persons has been appointed: Dr. A. C. Abbott, Dr. Hermann M. Biggs, Dr. Simon Flexner, Dr. Victor G. Heiser, Dr. Edwin C. Jordan, Dr. Wm. H. Park, Wickliffe Rose, Dr. M. J. Rosenau, Dr. Theobald Smith, Dr. George C. Whipple, Dr. C. E. A. Winslow, Dr. Wm. H. Welch, Prof. D. D. Jackson.

Thus there is every indication that in the near future one of the most crying needs in health work will be met, namely, a means by which trained men for public health work can be supplied to those communities desiring their services.

NEWS NOTES.

Amesbury, Mass.—The Board of Trade of Amesbury has appointed a housing committee to study the housing problem in that town. At the annual meeting of the board much enthusiasm was shown; it is expected that something beneficial to the town will result from the movement thus started.

Amsterdam, N. Y.—A survey of the housing conditions of Amsterdam has just been completed by Miss Udetta D. Brown, who has made surveys in numerous other cities. When Miss Brown's report is published and made available for study it is hoped that the housing conditions in certain congested sections of the city may be modified to favorably influence the tuberculosis problem.

Barberton, Ohio.—The Chamber of Commerce was reported some months ago to be working on a plan by which 200 houses will be built immediately to meet present housing needs which have become acute with the rapid growth of local industries.

Beaver Falls, Pa.—The housing committee of the Chamber of Commerce on Dec. 30, began a survey of the local housing situation. Circular letters addressed to the "citizens of Beaver Falls and vicinity," are being distributed in all the local industrial establishments. These circulars ask a few simple questions, which if answered and returned to the office of the Chamber, will place in the hands of the Committee such information as will guide its members in their efforts to serve the people of this community.

If the replies received show that the reports in circulation regarding the shortage of homes have a foundation, the committee will proceed to formulate plans which will make it possible for the man who is desirous of buying a home on a rental payment basis, to be able to secure one.

Berkeley, Calif.—As a result of the campaign waged by Dr. J. J. Benton, local health officer, and a letter sent the local City Government by the State Commission of Immigration and Housing, the City Council will take steps for the appointment of a housing inspector to enforce the provisions of

the Housing Code passed by the Berkeley City Council about a year ago.

Although possessed of one of the best housing codes in the country, Berkeley has no housing inspectors at present to see that the provisions of the code and also the provisions of the state law are enforced.

Bloomfield, N. J.—A housing and sanitary survey of the Town of Bloomfield made under the auspices of the board of health, was asked for some time ago by the Town Improvement Association. It is held by the Association that a housing survey is advisable at this time because of the bad sanitary conditions said to exist in and about the dwellings in some sections of the town.

Bridgeport, Conn.—At a recent meeting of the City Council one of the aldermen proposed an alteration to the building code so as to permit the erection of three-decker houses with French roofs, claiming that many two-family houses are now built with rooms in the attic and these rooms are afterwards converted into an apartment for a third family after the Building Inspectors have passed the house.

Brooklyn.—The Tenement House Committee of the Brooklyn Bureau of Charities, after careful study, has discovered that there is a tendency toward congestion in Brooklyn. The study is confined to a survey of the new tenements erected under the law from 1912-1915. It was found, for example, that the average density of tenements erected in Brooklyn during 1915, was 724 persons per acre, while the maximum density was 1,600 per acre.

In commenting upon this congestion of tenement house population, the report of the committee says:

"It is pointed out, however, that any given locality would show a lower density than this per acre, because no locality is, as yet, built up solidly with tenements. But it does indicate an alarming tendency, when it is considered, that the greatest density of population in Glasgow is 350 persons per acre; in London 365; in Paris 433 and in Prague 485. The average congestion in new law tenements in Brooklyn has increased $12\frac{1}{2}$ per cent. from 1912-1915."

Charleston, S. C.—A large modern apartment house for Charleston is a possibility of the near future, as a result of a recent meeting of the committee on housing and civic improvements of the Chamber of Commerce. The committee also adopted other plans calculated to raise the standard of housing conditions in Charleston. Execution of the committee's plans will begin immediately.

In the general discussion of housing conditions, it developed as the opinion of those present, that conditions in Charleston made that city different from other cities of its size and made it advisable to proceed in housing matters as if it were a community of half a million or more people. First among these special conditions is Charleston's density of population. It was pointed out that it is the ninth city in America in density of population. As a result lots are valuable. To build a small house, which will rent at a low figure, on a high-priced lot is scarcely profitable, yet this is the kind of house most people are building. Even to build a two-family house, it was argued, especially as they are frequently built in Charleston, is not highly profitable. Wooden houses of this kind begin to deteriorate rapidly after a few years, and, one man said, it requires every fifth year's rental, approximately, to keep such a building in repair.

Chicopee, Mass.—A building code was passed by the City of Chicopee about the middle of October, and on November 1st the Mayor appointed an inspector whose duty it will be to enforce these building laws. The new code was passed at an opportune time as owing to the great influx of workingmen to Chicopee many new houses are being constructed and local real estate dealers and investors are convinced that the building boom is permanent and have begun to put up houses for investment.

Cincinnati.—An early report on Housing Conditions in Cincinnati has been unearthed by C. R. Hebble, Manager of the Civic Industrial Department of the Chamber of Commerce, who is authority for the date of this first survey as of 1867. He discovered it in searching through the records of the Board of Health. The Board at that time caused a survey to be made which showed 1410 tenement houses, taking care

of 9,894 families, or 38,721 people in 16,197 rooms, three-fourths of which had but one window each. 11

Coatesville, Penna.—An important step has been taken as a result of a meeting of the Housing Committee of the Chamber of Commerce. At a recent meeting \$100,000 was subscribed and a company organized which is to be capitalized at \$300,000. This amount will be expended in the construction of modern houses. Officers of the Lukens Iron Works and the Midvale Plant are among the subscribers.

Duluth, Minn.—An amendment to the housing code adopted on July 24, 1916, amends that part of the code concerning courts and windows for toilets so that instead of applying to buildings such as tenements of "two or more stories" it now applies to such buildings of "one or more stories." It was agreed on between the building inspector's department and the housing committee of the Duluth Commercial Club to cure ambiguities in the code and to give the building inspector more authority in the ventilation of buildings.

Durham, N. C.—A contract was recently let to the Durham Construction Company for the erection of 30 tenement houses, to range in size from three to five rooms, and to be erected at Duke, N. C., for the Erwin Cotton Mill Company.

In erecting the 30 new homes which are to be modern in every respect, Mr. W. A. Erwin is carrying a step forward his general scheme for making a model mill village of Duke. At present practically every house in the town is occupied. "With the erection of the new homes, our people," said Mr. Erwin, "will be given a chance to move and be better satisfied with the surroundings in which they live."

Work on the new homes at Duke is to begin immediately, and will be completed as soon as possible.

East Palestine, Ohio.—A meeting of citizens was recently called by the Board of Trade to take up the matter of housing conditions and an audience of 100 people responded. The chairman of the meeting presented the situation to those assembled in these words:

"We are so busy looking after and landing new enterprises in the manufacturing line that in large measure

we have neglected the vital question of suitable housing for the men and their families who have located here. The expansion will call for provision for 1,200 additional men to perform the work. The housing question has reached the point where it is up to the city to make provision to take care of these new people. At present 300 houses are needed."

Calls were made for those who would agree to build, to subscribe to the list presented. In 20 minutes 50 signed, calling for as many houses to be started and finished by the first of May. The Board of Trade was authorized to constitute itself a clearing house to take charge of all matters relating to the subject.

Attorney L. M. Kyes, chairman of the housing committee, a few days later announced that over 200 new houses had already been subscribed by citizens and many other prospects were in sight. Over \$500,000 will be required to finance the project.

Elyria, Ohio.—A recent editorial from the Elyria "Telegram" reports that:

"The greatest handicap to Elyria's continued growth and industrial expansion is the housing question. An abnormal demand for houses, caused by the stupendous influx of new workers necessary to operate the city's growing factories, has brought this question to an acute point.

"The home-building fostered by the building and loan associations and banks and the legitimate development projects undertaken by private citizens are helping to relieve the situation somewhat, but they are still inadequate.

"Unless the housing problem can be met in the proper spirit Elyria is going to wake up at some not far distant date and find her industries crippled, her business slumping and her legitimate real estate interests suffering a costly reaction."

Farrell, Pa.—That Farrell will make a determined effort to provide homes for its workingmen is indicated by the activity displayed by the members of the Farrell Commercial Club which took the initiative a short time ago and instructed President J. B. Roux to appoint a committee to investigate the matter and report at the next meeting. Following this report it is likely that a company will be formed and work

on a number of houses started immediately. Indications are practically certain that all of the stock will be subscribed by spring when an organization will be perfected for the purpose of building many houses for workingmen. Cards are to be distributed to the men in the mills in order to ascertain their views in the matter of building houses. Questions as to the amount of money they will invest in a home and how much they are able to pay each month to the holding company are asked. In this way it can be established definitely just how many houses will be required to fill the needs of the men.

Garfield, Utah.—The Garfield Improvement Company is planning to erect approximately 100 new houses at the west of the town site to accommodate the laborers who are employed by the Utah Copper and the American Smelting & Refining Company. The work, according to tentative plans, will begin in the spring.

Girard, Ohio.—Girard is in the midst of a boom and owing to the great scarcity of houses it is estimated that 1,000 homes are needed in Girard at once.

The Board of Trade has taken up the housing problem and hopes to find a solution for the situation which is a serious one. The Board also agreed that at present Girard is more in need of houses than additional new industries, and has launched out upon a campaign for more houses.

Grand Haven, Mich.—In order to relieve the housing situation the Grand Haven Building Company has been organized. No two of the houses are to be built alike. These houses are being sold on the contract plan, and are taken in most instances before they are finished. Some are purchasing them for rental purposes. In the past year 47 new houses have been built, and within the next 10 months at least 200 more will be constructed. Ground is now broken for 62 more houses.

One year ago there were 47 vacant houses and two vacant factories in Grand Haven. To-day there is not a vacant house in the city, and the two plants are being used by prosperous industries, and a new factory building will be started within the next few weeks.

Holly, Mich.—The work which has been under way for some time to insure the building of a large number of new houses in Holly, has at last been completed, and the plan of organizing a stock company to erect 50 houses or more has been brought to a successful issue. The company will be capitalized with a capital stock of \$25,000 divided into 250 shares of \$100 each and will be known as the Holly Realty Company.

Hopewell, Va.—Hopewell is one of the real war boom towns of the country. Into the brief year and a half of its existence has been crowded experience which even Oklahoma has not duplicated in a generation. In April, 1915, this new Virginia war town was merely a sandy plateau. A short time ago it was a turbulent ungoverned frontier community; five hours later a waste of smoking ashes; and now ten months later a fully organized municipality dealing with wracking social problems. That Hopewell has experienced a housing problem goes without saying, but Hopewell workers will be benefited by the early completion of 375 houses, besides additional bunk houses, which are being constructed by the du Pont company.

Indianapolis.—City planning and housing legislation were the subjects of discussion at a meeting held on Jan. 9th, 1917, of the board of governors of the Indiana Real Estate Association. It is practically certain that the board will endorse the housing legislation proposed by Mrs. Albion Fellows Bacon of Evansville. Mrs. Bacon recently addressed the members of the Association, telling of the proposed legislation which would give the state control of housing conditions in villages and eliminate tenements, insanitary cottages and shacks.

Kansas City, Kansas.—Mayor C. W. Green of Kansas City, Kan., on October 20 instructed the city's legal department to draw up a bill providing for municipal tenements. This bill will be presented to the next Kansas legislature.

The bill is to be drawn in accordance with the suggestion of E. S. McAnany, a Kansas City attorney, that the city provide homes in healthful surroundings where workingmen can live for a reasonable rental.

One of the problems Kansas City must solve in the next few years is the removal of its "Shantytown" district, a large part of which is on city property along the river front. The problem is recognized by Mayor Green and leaders in sociological work as an important work. "Shantytown" housing conditions are such as to constitute a menace to the health of the city.

Kansas City, Missouri.—A plan has been started to correct undesirable housing conditions in Kansas City. Under the direction of the board of public welfare, 15 houses will be built and sold to men of family whose earnings are from \$60 to \$80 a month. The funds are being raised by subscription and a guarantee of 4 per cent. a year on the investment is made. Ten thousand dollars has been pledged and the board wants \$25,000 before it starts. It already has applications for 12 of the 15 houses. Fourteen persons have subscribed \$1,000 each to build comfortable cottages averaging a cost of about \$1,800, to be sold to workingmen in payments of \$12 or \$13 per month.

Los Angeles, Cal.—The State Housing Institute has notified the City Council that final action will probably be taken on the proposed tenement house law, hotel law, and dwelling house law at a meeting of the Institute to be held in San Francisco on Jan. 9, 1917.

The Council is urged to send representatives to the meeting as it will be the final session at which the subject matter that is to enter the bills can be taken up for consideration and still allow time to present the matter to the Legislature.

Copies of the revised drafts of the laws are now being sent out to the various cities in the state in order to afford an opportunity to all delegates and others interested to study the bills and to permit of further suggestions and recommendations.

Lowell, Mass.—The question of adopting a new building and housing code is now under discussion in Lowell and the rules and regulations with regard to the construction, maintenance, alteration and repair of buildings in force in Salem seem to be the standard that Lowell citizens are striving

ing for. The adoption of rules prohibiting shingle roofs and the erection of three-deckers seems to be favored by an overwhelming majority of persons in the Spindle City.

Lynn, Mass.—Tenement house conditions in Lynn are very bad, according to Mrs. Carolyn M. Engler, president of the Board of Overseers of the Poor. Light and air are lacking and most of the elements that make for healthful surroundings are withheld by landlords in the sections given over to the poor and uninfluential, she claims.

Mrs. Engler was one of the speakers before the special recess committee of the Legislature that is considering the draft of a housing act which is designed to prohibit the construction of houses except under conditions that will make them habitations suitable for any class in the community.

Massachusetts.—A charge that unwholesome, overcrowded tenements are numerous in many Massachusetts cities and that the proportion of people living in tenements is constantly increasing is contained in the third annual report of the Massachusetts Homestead Commission, made public Oct. 26th.

The commission declares that such conditions breed the following:

“Loss of interest in public affairs, loss of industrial efficiency, bad training and development of children because of unsuitable homes, undue mortality, particularly among infants and children, spread of tuberculosis and other contagious diseases, moral and mental delinquency and deficiency, particularly among the young.”

The commission asserts that conditions are bad “in the crowded parts of Boston, Lowell, Lawrence, New Bedford, Fall River and other cities within the commonwealth.”

The commission declares the state must solve the problem and correct conditions by building healthful homes at reasonable cost for the poorer classes of workmen. Private capital and enterprise have failed to do so, the commission says. It asks for \$100,000 with which to experiment in constructing low-price homes for the working population of congested cities, and goes into the matter in considerable detail, outlining

the general policy of the commission in case the appropriation should be made by the legislature. It is the conclusion of the commission, that if the assumption is correct that \$15 a month—or a \$2,000 purchase price—is the “utmost that the people sought to be helped, can afford to pay for shelter, then with advancing prices possibly what now seem to be the minimum requirements need be still further reduced in order to come within the requirements.”

It is expected from the interest shown in the work of the commission by the workingmen of various parts of the state, particularly those living in shoe cities, that the appropriation bill will have a large advocacy among the members of trades unions everywhere.

Millburn, N. J.—The Millburn Board of Health decided some months ago to have a survey made of housing conditions in the township, especially in the village section, with a view to improving these conditions wherever possible. A survey will be made by an expert from Newark or New York, and will deal with tenement houses only. The report will be submitted to the State Board of Tenement House Supervision with a recommendation that action be taken to abolish undesirable conditions where found.

New Bedford, Mass.—At the first meeting of the housing committee recently appointed by the Charity Organization Society, Elmer S. Forbes, chairman of the Committee on Housing of the Mass. Civic League, gave the committee some helpful suggestions as to how best to approach the housing problem in New Bedford. There was some discussion of the new building code, particularly with reference to the wooden three-decker; and a brief outline was given of the work being done by the Board of Health under the special tenement house act designed to prevent overcrowding.

Mr. Forbes pointed out that the first step to be taken is to ascertain just what the housing conditions are. This may be done by the committee itself, or by a trained investigator. The names of several persons who have done such work in other cities were suggested. It was decided, before further action is taken, to ascertain whether an investigator can be secured and the probable cost of a survey.

New Brunswick, Canada.—At the recent convention of the Union of New Brunswick Municipalities, the president of the organization urged that a commission be appointed to study the housing problem in cities, in preparation for future emigration as well as for present needs, and proposed that such a body should visit various American cities and towns to get ideas as to the building of homes for working men.

New Brunswick, N. J.—At a recent meeting of the housing committee of the Board of Trade it was reported that \$70,000 had been contributed toward the \$100,000 building fund which is needed to start the new home building corporation to relieve, in a measure, New Brunswick's pressing housing famine. Several of the large business corporations are back of the movement, and its success seems assured.

New Jersey.—A campaign to interest the Legislature in laws that will improve housing conditions was outlined before an audience at Summit, N. J., a short time ago by William L. Kinkead, president of the New Jersey Housing Association. His organization proposes getting in touch with every Assemblyman and Senator. Mr. Kinkead said the voters should see to it that they elected men to the Legislature "who will have intelligence enough to understand your problem. The public must be educated to see that progressive men are chosen to make our laws."

New London, Conn.—The housing committee of the New London Chamber of Commerce recently presented a report setting forth five points to be considered in the solution of New London's housing problem. These points are as follows:

- 1.—To build 75 or 100 houses.
- 2.—Build on a single tract of land.
- 3.—Prices of land would be high near center of industrial line.
- 4.—Cheaper to build on outlying district in city.
- 5.—Interest capital.

A real estate dealer reported that houses were in great demand and that about 100 families were looking for homes

at the present time. It was also stated at the meeting that there was no question about assurance of income if a stock company was formed to build over 50 houses.

A regulation was also advocated in regard to the construction of three-decker houses because the present ones were a menace to the city especially as regards fire hazards.

New York City.—According to the quarterly report of the Tenement House Department ending June 30, there are now in the city 104,244 tenement houses; of these 77,742 are old-law tenement houses and 26,502 have been erected under the law placed on the statutes in 1901. //

There are now 6,705 more tenement houses in the Borough of Brooklyn than in Manhattan. In Brooklyn there are 47,203 tenement houses, while in Manhattan there are 40,828.

The number of apartments in Manhattan, however, owing to larger units, is much greater than in Brooklyn. In Manhattan there are 536,647 apartments against 268,677 in Brooklyn.

The number of apartment suites in the whole city is now 834,988. Employing the usually accepted average of five persons to each family, there are 4,424,940 persons domiciled in the multi-family buildings of New York. //

The Department of Health which has been making a special investigation of the relation between overcrowding and disease, recently announced that there is no doubt, from the data gathered that the relationship is close and positive.

The inquiry covered more than 29,000 persons in a tenement district in Manhattan, classed by groups, as follows:

Less than one in a room.....	1,588
One to two in a room.....	17,769
Two to three in a room.....	9,516
Three to four in a room.....	644

In the first group the percentage of cases of colds, tuberculosis and other diseases spread by contact was 8.18 per 1,000 of population; in the second group it was 8.27; in the third, 8.62, and in the fourth, 9.36. "These figures," says Commissioner Emerson, "point to a direct relation between room density and communicable diseases." The data was collected

in a district whose population is on the same level from a racial, social and economic standpoint.

Niagara Falls, N. Y.—The Niagara Falls Real Estate Board declared at a recent meeting that Niagara Falls needs more houses—a whole lot of them—and needs them right away. Dwellings in which to house workingmen and their families brought there from other parts of the country to fill the growing needs of the city's expanding industries are becoming a crying need.

Niagara Falls industries are suffering for lack of housing facilities to keep the men who come there in response to the call for skilled or unskilled labor. Some of the realty men present at the meeting indicated that next Spring will see great activities in the construction of houses as a consequence of this urgent need for homes for sale and for rent.

Following a talk on the housing situation given by one of the officials of the U. S. Light & Heat Corporation, a committee was appointed to get reports from all manufacturers in the city concerning their labor needs and lack of housing facilities. Definite action to bring about the remedying of the conditions will await the report of this committee.

Oakland, Cal.—According to a report made by J. H. Eustice, chief plumbing and sanitary inspector of the Department of Public Health and Safety, 407 tenement houses have been inspected by his department since July 1, 1916. Mr. Eustice says many owners of tenement houses were not fully informed as to the intent and purpose of the act, but that the general housing conditions of the city will compare favorably with those of any other city in the country. There are possibly 2,000 or more tenement houses in Oakland to be inspected and listed as such. This work is progressing as rapidly as possible.

Oklahoma City, Okla.—The dark side of "prosperity" was recently revealed by city officials who found shocking slum conditions coincident with the rapid growth of the city.

Squalor of the aggravated type which "honest poverty" is forced to endure by reason of the fact that the city's growth is abnormal, was uncovered by the city building inspector and the city fire marshal in a tour of fire prevention inspection.

In Packingtown there is a rooming house with not more than 30 apartments that houses more than 70 people. Whole families are living—cooking, eating and sleeping—in a single room.

"The conditions we found are partly due to the fact that Oklahoma City has not enough room to comfortably house her citizens, so fast has been the increase in population, and again because the high price of all necessities has brought the laborer face to face with seeking the cheapest quarters for his family, obtainable," said the fire marshal.

Olean, N. Y.—Real estate men report that Olean's crying need at the present moment is "more houses." A number of offices are receiving an average of five or six calls daily, the majority being for houses renting from \$18 to \$20 per month.

A survey of the vacant house situation by the Chamber of Commerce shows that in the entire city there are only 18 or 20 houses or flats for rent, some of which are not in livable condition.

Omaha, Nebr.—Investigation of the housing problem in Omaha was decided upon at a recent meeting of the welfare board.

The conditions of tenements and cheap lodging houses, overcrowding of buildings and rooms, congestion of flats, building of too many houses on one lot, unsanitary conditions in general, and the condition of shafts and courts in flat buildings and tenements will be phases of the city-wide probe.

The investigation will be carried on by the welfare board inspectors who will visit every tenement, flat and congested district in Omaha.

Owensboro, Ky.—"Owensboro has a housing problem of more than serious proportions," declared Miss Ethel McLane, of the Associated Charities during an interview some time ago in which she said that the next big job to be undertaken by the directors of the charities work, would be the housing problem.

Philadelphia.—John Ihlder has been appointed executive secretary of the Philadelphia Housing Association. Mr. Ihlder succeeds Bernard J. Newman, who resigned some time ago, to

take up the directorship of the Philadelphia Training School for Social Service.

Pittsfield, Mass.—Housing conditions in the city are to be investigated by the Board of Health, according to a vote taken at a meeting held Dec. 7th. The city will be divided into districts and the health inspectors will make a thorough investigation to determine where there are crowded and unsanitary conditions. The board will require owners of such dwelling houses to remedy these conditions.

Plainville, Conn.—The lack of adequate housing accommodations was discussed some weeks ago by the Plainville Business Improvement Association. It was planned to start some kind of a building association to consider the desirability of building houses, and either renting them or selling them.

Pontiac, Mich.—Pontiac is facing a housing problem more serious than it has yet been called upon to solve.

Announcements recently made by local industrial concerns, show that during the present year there will be at least 2,000 more men employed in Pontiac than are now working in the factories in that city, and there are no homes ready to receive them.

Portland, Oregon.—Housing conditions are rapidly developing in Portland that are prejudicial to health, comfort, and economic efficiency of the home life of a large section of the population, was the salient statement of Father Edwin V. O'Hara in a recent speech on "Housing the Multitude" given under the auspices of Reed College and the Portland Realty Board. Speaking of Portland's need for a real housing code, Father O'Hara said:

"A little reflection will make it clear that these bad housing conditions are likewise prejudicial to real estate and business interests of the city. Both reason and experience combine to establish that the interests of public health and private property require and will be equally safeguarded by an adequate housing code strictly enforced."

Rockland, Mass.—An effort has been made by the Rockland Commercial Club to organize a building association in Rock-

land for the erection of homes for workingmen. The lack of suitable houses has been a handicap to the growth of the town for some time, and it is proposed to interest business men and others in the project. The large addition to be built to the Emerson Shoe Company's plant will provide for the employment of 800 extra hands, and how to care for the influx of workingmen who will need homes, is a problem that must be solved. A demand for houses shows that many who live out-of-town and are employed in the local factories would locate in Rockland if they could secure desirable living quarters.

San Jose, Cal.—Plans to make San Jose a model city with regard to housing conditions were discussed at a meeting attended by George L. Bell, executive officer of the State Commission of Immigration and Housing and the health officials of the local health department. It was planned by the commission to send an inspector to San Jose for a week to start the campaign for better housing conditions, after which the commission contemplates getting out a bulletin describing the work done in that city.

Sharon, Penna.—A state charter was recently granted the Sharon Improvement Company with a capital of \$60,000. The object of the organization is to build homes in Sharon on a large scale. The dwellings will range in price from \$1,800 to \$3,000. As soon as the houses are completed they will be offered to workingmen who will be allowed to pay for them in monthly installments. The entire capitalization has been subscribed.

Sparrows Point, Md.—Plans for a \$6,000,000 dwelling enterprise that is to house the 10,000 men employed at the Penn-Mary Steel Plant of the Bethlehem Steel Company at Sparrows Point, are nearing completion and arrangements for financing the scheme are being worked out by the local promotor, whose hope it is that the steel company itself may be induced to back the enterprise.

Still another development for the purpose of housing men employed at the new Sparrows Point works is apparently to be started in the near future. A tract of about 220 acres of Back River and adjoining Bay Shore Park, has been purchased and will be sub-divided for sale as building sites by a new company now in process of organization.

Three other developments have already been reported, all accepting as occupants, the Penn Mary Steel Company's employees. Developments have been planned for about 500 acres of land now under option at St. Helena. Another, is already on the market at Bay Shore Park, and a third will probably be begun in the near future on the Mueller tract on Eastern Avenue which was recently reported as purchased by the Eastern Development Company.

St. Louis, Mo.—A meeting of the executive board of the Civic League was held on Sept. 22d, to consider the question of organizing a housing bureau to be headed by an expert, who will see that the local housing ordinances are enforced. No definite decision was taken, but if funds can be provided, the bureau will be established.

Stamford, Conn.—A housing committee was recently appointed by the Associated Charities to look up reports that certain tenement houses in various parts of the town are insanitary, and that some of them are not fit for human habitation. It will endeavor to enlist the co-operation of the board of health in having these places condemned or improved.

Another matter the committee will consider is that of encouraging the erection of more comfortable homes for working people, who now experience difficulty in hiring rooms in tenements. A study will be made of what has been accomplished in other cities in Connecticut and elsewhere upon terms within reach of the wageworker.

Steelton, Pa.—President McEntee of the Municipal League a few days ago appointed a committee to investigate housing conditions in the borough and to devise and plan for overcoming the congestion. A report will be made at next month's meeting of the League.

Stoughton, Mass.—The question of housing was recently brought up in Stoughton by one of the members of the Board of Trade asking for a report from the Housing Committee which was appointed last spring.

The housing problem in Stoughton seems to hang upon the question of whether houses can be built at the present time which can be rented or sold with a profit to the builders, and whether,

if that is not possible, any kind of an association can be effected which will encourage and promote the building of homes, either by owners or to be sold or rented.

St. Paul, Minn.—A permanent Commission on housing conditions in St. Paul was recently established by the St. Paul Association of Commerce. The Housing Commission is to co-operate with the Wilder Charities in an effort to have a housing survey made of the city, and if such survey is brought about the Commission will assist in carrying out its recommendations.

Another development is the plan to organize in St. Paul a strong home-building association, or building and loan association, to aid citizens in building homes.

Texas.—Texas is considering legislation to regulate the construction and equipment of houses, with a view to improving housing conditions in the state.

The bill as drafted would apply only to cities and towns of 5,000 population or more. It would make it unlawful to build a house for dwelling purposes without providing adequate sewerage connections. It provides that dwelling houses must be set back five feet or more from the street, that they shall face an open court or street so that they will get plenty of sunshine and air, and that only one dwelling house shall be built on a single 50-foot front lot.

Topeka, Kan.—That Topeka is face to face with a serious dearth of five and six room houses with no immediate relief in prospect has been brought to light by the rapid increase recently in the demand for rental homes in this city, according to a number of Topeka real estate agents.

Toronto, Canada.—The annual meeting of the Toronto Housing company was held on Oct. 26 and disclosed a very satisfactory condition of affairs. During the past year rentals of apartments have amounted to over \$54,400 and of this sum only \$200 has not yet been paid. Every apartment is rented, and so great has been the demand for them that during the past three months approximately 100 applicants have been turned away.

Torrington, Conn.—A Torrington building firm plans to erect in that city 100 buildings, some of which will be bungalows

and cottages for one family and others will be two and three-family tenements.

Washington, D. C.—Suggestions have been made to the District Commissioners by building inspector Morris Hacker that Washington be divided into building zones for the purpose of regulating and restricting the location of buildings designed for specific uses. Mr. Hacker recommends that Congress be asked to enact a law to this effect. He would prohibit the building of stores on purely residential streets. The zone system is proposed as the best means of regulation.

He also states that the law regulating the height of buildings should be amended so as to correct the unfair and unsightly condition which arises at the intersection of streets of different width where the height permitted on the wider street is allowed to extend an unlimited distance on the street of lesser width.

The suggestions have been taken under advisement by the Commissioners, who may make recommendations to Congress in the matter during its next session.

At a recent meeting of the Washington Sanitary Housing Company, the regular semi-annual dividend of $2\frac{1}{2}\%$ was declared.

The meeting was the first gathering of the board presided over by Dr. George M. Kober, elected in May to fill the vacancy caused by the death of Gen. George M. Sternberg.

The Washington Sanitary Housing Company is a semi-philanthropic project, designed to meet the housing needs of unskilled laborers.

George S. Wilson, secretary, reported that stock had been sold during the past 6 months to the amount of \$16,400, making the total amount issued to date \$178,600. The authorized capital is \$500,000.

Charles J. Bell reported that the reserve fund, established to cover future losses from depreciation of buildings, now amounts to \$17,041.

A statement from the board says: "The Company has built about 50 two-story flats which are rented at a price sufficient to cover the interest on the investment and provide a reasonable sinking fund to cover depreciation. It has vacant ground upon

which ten more houses will be built to accommodate 20 families when sufficient funds become available."

Waterbury, Conn.—The Mayor of Waterbury in his annual message referred to the local housing situation in the following words:

"The unexpected growth of the city has forced upon us a housing condition that must be remedied as quickly as possible. This matter received much consideration in the early part of the year from a committee appointed by the Mayor, under whose direction John Nolen, a landscape architect of Cambridge, Mass., made an exhaustive report. The data collected showed that there were from 1,000 to 2,000 families to be provided for. Some of the recommendations made by Mr. Nolen have been put into practical operation, and within a short time the Scovill Manufacturing Company and the American Brass Company will have erected and ready for use about 150 two and three-family houses. These with building operations carried on by others will go a long way towards relieving the scarcity of suitable homes in Waterbury."

Permits for the first group of houses to be erected for the Waterbury Homes Corporation were recently issued by the city building inspector. Twenty-one houses will be erected in the first batch and more will be put up later. Each of the houses will be two stories in height and will contain 6 rooms. Eight of the houses will be 24x26. Six will be 23x24; six others will be 20x28 and one other 23x24. The W. G. Lynch Realty Company has a contract for the erection of all the houses and work on the group was started the first week in November.

Although the Waterbury Homes Corporation is at present planning to build but thirty one-family houses in the eastern section of Waterbury, one of the officers of the American Brass Co. recently stated that there was plenty of room there for about 72 houses and it was probable that at the end of the year, when the 30 houses now under construction had been built, that the building of other houses will be started.

Wheeling, W. Va.—The Standard House Co. formed by Wheeling men, with a capital stock of \$10,000 will build a model village in Brooke County, near Wheeling.

Wilmington, Delaware.—The Chamber of Commerce has taken up the problem of housing the increasing number of persons coming to Wilmington. The problem has become one of the most serious confronting the city because of the scarcity of small or medium size houses.

The Wilmington Steel Company, a branch of the Midvale Company is looking for homes for 1,500 men whom it desires to bring here and the announcement is made that within two years the company will be employing 6,500 men who, with their families, will have to be housed.

Small homes are at a premium and in fact cannot be found.

Worcester, Mass.—The Worcester Chamber of Commerce housing committee is opposed to any plan which will remove from Worcester its management in building code laws, such as is contemplated by the Legislature through a proposed state code. A committee of which the Rev. Dr. Vincent E. Tomlinson is chairman, is also in favor of an investigation by the board of directors into the question of the proper number of inspectors for the Board of Health needed in the proper sanitary inspection of the city.

Youngstown, Ohio.—A housing committee was appointed some months ago by the president of the Chamber of Commerce to investigate local housing needs and offer a remedy for the directors' consideration.

Tentative plans have been developed for the formation of a proposed \$1,000,000 corporation to be financed for the building of model homes for workingmen.

Judging from present indications there seems little doubt that local manufacturing concerns will stand ready to subscribe heavily to the stock of the corporation, on account of its evident advantage to them through the betterment of the living conditions of their employees.

Housing Betterment

MAY, 1917

A Journal of Housing Advance

Issued Quarterly by
The National Housing Association

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No. 2

HOUSING INSTITUTE AT PITTSBURGH, JUNE 8TH.

In connection with the National Conference of Charities and Correction at Pittsburgh on June 8th, a one-day Housing Institute will be held under the joint auspices of the National Housing Association, the Pennsylvania Housing and Town Planning Association and the Pittsburgh Housing Conference.

It will consist of three sessions—morning, luncheon and afternoon, all to take place at the William Penn Hotel.

Featuring those problems arising from changing industrial conditions and shifting populations, the programme which has been prepared is a timely one and is likely to attract a large number of manufacturers and real estate men as well as housing workers and social workers, in general, from all parts of the East and the Middle West.

The conference will be unique in that there will be no papers read. All the discussions will be informal, leaders of discussions being limited to five minutes and all others to three minutes.

Of the three sessions the most important will be the afternoon, which will be devoted entirely to the subject of "Industrial Housing—the Employers' Opportunity," the various phases of which will be touched upon by some of the experts who handled the subject so capably at the National Conference in Providence last fall.

Among problems of barely secondary importance which will be taken up at the two preceding sessions are those of the housing of the negro, the education of the tenant and the protection of residential districts by zoning.

The plans for the institute have been worked out along the lines of those followed in a similar one held during the 1916 Conference of Charities and Correction in Indianapolis in May, and which proved so valuable an innovation as to justify its repetition.

Any one intending or desiring to attend the institute should notify the office of the National Housing Association, 105 East 22nd Street, New York City, at the earliest possible date. The program in full is as follows:

MORNING.

AT 10 O'CLOCK.

Blue Room—17th Floor.

1. Should Real Estate Men Employ Social Workers as Friendly Rent Collectors?
2. The Housing of the Negro.
3. Why Dont' Social Workers Do More About Bad Housing?
4. Should the Taking of Boarders, Lodgers or Roomers be Encouraged or Discouraged?
5. Educating the Tenant.

LUNCHEON.

AT 1 O'CLOCK.

Elizabethan Room.

1. Protecting Residential Districts by Zoning.
2. The Control of the Single Family House.
3. How Many Rooms Should a Workingman's Family Have?
4. Should Every Home Have Its Own Garden?

AFTERNOON.

AT 3 O'CLOCK.

Blue Room—17th Floor.

INDUSTRIAL HOUSING—THE EMPLOYER'S OPPORTUNITY.

1. Should Employers of Labor Take Up Housing?
2. Does It Pay, and How?

3. The Housing of Single Men—Bunk Houses and Lodging Houses.
4. What Kind of House Shall We Build?—
The single-family house, the two-family house or the multiple dwelling? The detached house, the semi-detached, or the terrace or houses built in rows? Wooden houses, houses of terra cotta, concrete blocks, stucco or brick?
5. What Is the Best Sized Lot to Use?
6. Is it Wise to Attempt Grouping by Nationalities?

MICHIGAN LEADS THE WAY.

The State of Michigan has just put on its statute books what is probably the best housing law in the United States. The new act applies to all cities in Michigan of 10,000 population and over. This means that the following cities will benefit by this modern, up-to-date housing code: Detroit, Grand Rapids, Saginaw, Flint, Bay City, Kalamazoo, Lansing, Jackson, Battle Creek, Muskegon, Pontiac, Port Huron, Ann Arbor, Escanaba, Ironwood, Alpena, Ishpeming, Sault Ste. Marie, Manistee, Marquette, Traverse City, Holland, Benton Harbor, Hancock, Ludington, Wyandotte, Adrian, Negaunee, and Owosso.

The new law is based on Veiller's "Model Housing Law" and follows it more closely probably than any other statute in the United States.

The bill marks the culmination of six years of effort, chiefly on the part of public-spirited citizens of Detroit, to take control of bad housing conditions in the cities of the State.

The Detroit Housing Association, under the leadership of Robert E. Todd, had two years ago sought similar legislation, but without success. When it was apparent that the Legislature was not going to enact the law proposed at that time, a bill was introduced providing for the appointment by the Governor of a Commission to investigate housing conditions in the State of Michigan.

This act was passed and Governor Ferris in 1915 appointed the following Commission: Lewis T. Wilmarth, of Grand Rapids; Judge Alexis C. Angell, of Detroit; Edward C. Mershon,

of Saginaw; Fred H. Begole, Mayor of Marquette. Although no funds were appropriated for the Commission's work, the Commission with great public spirit and self-sacrifice have devoted themselves to the work.

Through an arrangement made with the State Board of Health, the services of Mr. Robert E. Todd as investigator were placed at the disposal of the Commission, with the result that a very thorough investigation of housing conditions throughout the State of Michigan was made during the year 1916. The results disclosed by this study were set forth in the Report of the Michigan Housing Commission transmitted to the Legislature last December, a report that every housing worker should possess.

The conditions discovered indicated that in all the cities of Michigan serious evils existed and that the time had come for drastic remedies.

The passage of the new law has been due largely to the great interest in it of the sponsor of the bill in the Senate, Senator Roberts of Marquette, and to the effective and practical work of the following men: Judge Alexis C. Angell, of Detroit; Mr. Frank W. Blair, Chairman of the Detroit Housing Association; John D. Mackay, of the Detroit Housing Association, and Mr. Byres H. Gitchell, the executive officer of that Association, supplemented by the members of the State Housing Commission. Lawrence Veiller, in his capacity as expert adviser of the Detroit Housing Association, took an active part in securing the passage of this legislation.

The new law really marks an epoch in the affairs of the State of Michigan, first, because it is a law of almost state-wide application, applying as it does to the many cities that have been mentioned, and second, because the law marks so great an advance in the control of bad housing conditions. It is one of the few State laws in the country that is a real housing law, for it applies to every class of building in which people live. It not merely applies to tenement houses, but to private dwellings, two-family dwellings, tenements, flats, apartment houses, hotels, lodging houses, boarding houses, in fact, every kind of building where human beings reside.

During the next two years it will be incumbent on the friends

of housing reform in Michigan to see that a strong body of public sentiment is built up in support of this far-reaching and important legislation so that the interests affected adversely by the measure cannot whittle it away through amendments or organize for its repeal at the 1919 session of the Michigan Legislature.

URBS IN RURE.

One of the interesting methods of making country life more attractive to city dwellers has been the recent development in the environs of New York City, notably in Bronxville, and to a lesser extent at Forest Hills Gardens, of a series of what might be termed communal dwellings, preserving all the conveniences of city life found in high grade apartment houses, while at the same time not losing the attractiveness and charm of suburban life, with spacious lawns, wide open spaces, garden shrubs and the other attractive features that are most commonly associated with suburban living.

Three groups of houses of this type have been developed at Bronxville, on adjacent plots, forming in reality one large group. One of these, Kensington Terrace, contains three units—one of two families and two of four families, each home containing six rooms and two baths. Another group, Beechtree Terrace, is composed of six homes, and the third group, Oak Court Terrace, consists of three units—one building of six homes and two of two each.

The outcome of this experiment will be watched with much interest. It seems to promise a most satisfactory solution of the problems of both city and country living.

ELASTIC STREETS.

Establishment by ordinance of set-back lines as an essential feature of good street planning is urged by Secretary Robert H. Whitten in a report to the Committee on the City Plan of the Board of Estimate and Apportionment of New York City.

It is the belief of Mr. Whitten and of Nelson P. Lewis, chief engineer of the Board, that New York City, which hitherto has made little use of this feature of street planning, should profit

by the example of Philadelphia, Washington, D. C., and various towns in Connecticut and Massachusetts as well as in England, which have employed it to advantage. They believe, also, that this measure would prove a natural and effective supplement to the building zone plan, one of the main purposes of which is to secure open space about dwellings.

The set-back line, which secures on certain streets the uniform set-back of buildings from the street line by compelling the property owner to leave a yard or court across the front of his lot, has three main advantages, according to Mr. Whitten's report:

First: In a private residential section it increases the attractiveness of the section and adds to the health and comfort of the inhabitants by improving light and air conditions; by making possible the front lawn with trees and shade; by removing the dwelling further from the noise and dust of the street and by preventing one owner from destroying the whole street by disregarding any voluntary or tacit set-back line which may have been established.

Second: Purely local residential streets having a set-back line may be permitted a narrower width than could otherwise be allowed, thus reducing development expenses. With a 10-foot set-back a standard 60-foot street might be reduced to 40 feet, in the case of streets on which are located merely single family houses; if later single family houses should be replaced by three or four-story apartments, the street could easily be widened to 60 feet to meet increased traffic requirements.

Third: A set-back line introduces a measure of adaptation and elasticity in street design which is of great importance in view of the almost prohibitive expense of widening the street once laid out and improved, because it will permit the economical widening of traffic arteries whenever traffic needs should require.

"When we consider the practical impossibility of materially changing a street system once established and improved with expensive buildings," says Mr. Whitten, "and when we consider too how imperfectly we can foresee the demands that will be made upon the street system, even 50 years hence, the importance

of making the greatest possible use of the set-back line as the most effective means of securing adaptability to increasing or changing street requirements, is apparent.

"The fixing of the set-back line now is the only practical method by which the widening of any traffic arteries can be secured in the future when greater width will assuredly be required."

The proposal of the Board of Estimate and Apportionment is not to establish the set-back lines under the police power of the State, but to condemn the easement of light and air as in street opening proceedings. It is assumed that in a great many cases condemnations would not be necessary, as the owners would sign releases. In many cases this could be somewhat forced as a condition precedent to the acceptance of the street by the City, or as a condition of the approval of the map of the land sub-division precedent to its filing for record.

The greatest progress in the use of the set-back line probably has been made by Brookline, Mass. Brookline has adopted a policy of making the establishment of the set-back line a condition precedent to the acceptance of any new street by the town. Set-back lines have also been established on a number of streets already opened and improved, the provisions being such as to make it possible in special cases to permit existing buildings projecting beyond the set-back line to remain for a fixed period or until substantially altered, removed or destroyed. The set-back lines established vary from five to twenty feet, the average being about ten feet. Boston, too, has made some use of the set-back line, as have also several other towns in Massachusetts and Connecticut. In England under the Town Planning Act of 1909 set-back lines were quite generally established and usually without payment of compensation.

A bill has passed the New York Legislature and become a law giving the City of New York, through its Board of Estimate and Apportionment, power to carry out the recommendations advocated by Mr. Whitten and Mr. Lewis. An extremely interesting pamphlet containing diagrams explaining the method of operation has been published by Mr. Whitten and can be obtained upon application to him at the Municipal Building in New York City.

CITY PLANNING A MISNOMER.

“‘City Planning’ is a misnomer. The term should be abolished, for it leads to much misunderstanding; it should be County, State, Nation Planning or possibly Continent Planning. No growing town can afford to stop planning at its corporate limits, for just outside those limits streets are being laid out and buildings erected contrary to the city’s interest. A little co-operative planning now would save the spending of vast sums of money later to correct the troubles.”

This was the statement made by George B. Ford, Consultant to the City Planning Commissions of New York, Newark, Jersey City and East Orange and to the Citizens’ Committee of Dobbs Ferry at the first conference on city and village planning in the New York metropolitan district, which was called on March 10th under the leadership of Frank B. Williams, Chairman of the City Planning Committee of the City Club of New York.

While Mr. Ford’s address aimed more particularly at the needs and the possibilities of co-operative planning within the New York metropolitan district, much that he said is of wide application.

The influence of the growth of one town upon its neighbor, Mr. Ford points out, is especially potent when two or more towns are close together. The mutual planning of the intervening area is then of greater importance to each town.

“It makes considerable difference,” he said, “where main traffic thoroughfares or electric cars enter a town; in fact, the thoroughfare system of the town and the layout of the street car system is quite dependent on them. If one town succeeds in relocating or depressing or elevating a railroad, the adjacent towns have to plan to conform. If a railroad station is located near the border of a town the nearby streets and car lines in the next town are altered to fit. A good park on the edge of one community has a strong influence on the park situation of the adjacent community. Bad housing ‘just over the line’ brings up serious planning problems. Different planning laws and restrictions in towns which border on one another give rise to all sorts of complications and unfairness. Of two towns, side by side, where one is conscientiously interested in the appear-

ance of its streets and buildings and the other is not, the latter soon finds itself at a considerable disadvantage. Everything is to be gained by co-operation in planning. Waste is bound to ensue without it."

In support of his view, Mr. Ford pointed to the accomplishments of the Conference of Interurban Improvement of New Jersey, which brings together engineers and other representatives of some eighteen neighboring towns to discuss their common problems; of the Massachusetts Federation of Planning Boards in which the fifty-six planning commissions of the State have joined; of London, which has brought together neighboring towns for comprehensive city planning; of France, which is now passing a law that will make planning commissions compulsory, not only in every city and town, but in every State. He designated the recent organization of the Westchester County Planning Commission as one of the most significant movements in this direction and the forerunner of the county or state commissions that are bound to be recognized as a necessity throughout America in the near future.

NEW JERSEY TAKES A FORWARD STEP.

Through the unflagging work of Miles W. Beemer, Secretary of the State Board of Tenement House Supervision, New Jersey has very materially strengthened her Tenement House Law.

Bills prepared by Mr. Beemer and his associates were introduced in the Legislature early in the session and received the signature of the Governor on March 27th.

As a result of Mr. Beemer's efforts hereafter in New Jersey tenement houses three stories in height must have fire escapes. Heretofore the Commission was powerless to order fire-escapes upon such houses, the law having limited them only to buildings four stories and over in height.

The new law also abolishes in future tenement houses wooden shingle roofs, requiring both roofs and dormer windows to be of fireproof material.

The size of outer courts in new tenements is increased, though still very inadequate; the minimum size of rooms has been very materially increased in new tenements.

In existing tenements under the new law, a sink with running water must be provided inside of each apartment.

In addition, the penalty for certain violations of the act has been increased from \$25 to \$50, certain technical matters have been straightened out and the enforcement of the law has been made simpler by giving district courts outside of cities jurisdiction over violation of the act.

A number of other bills strengthening the law in various respects were introduced, but failed of passage. One of these, which encountered much opposition from real estate interests, would have extended to two-family houses the provisions of the present Tenement House Law requiring the removal of privy vaults and similar contrivances, regulating the kind of toilets to be installed in such houses in their place and prescribing conditions under which cellar rooms may be occupied. This was a very forward step, and it is to be regretted that New Jersey was not quite ready to take it.

A strong attack on the law was made by various interests, they centering their energies upon a measure which would have suspended the operation of the Tenement House Law in its application to old four-story dwellings which the owners desired to convert into tenements, leaving to the discretion of the Board of Tenement House Supervision the question of what provisions of the law should be applied to such buildings. This bill failed of passage.

Altogether, New Jersey is very distinctly to be congratulated on the successful outcome of the legislative session.

DETROIT'S INTERESTING FIGHT.

The critical nature of the housing situation in Detroit has been a matter of public knowledge for many months past. Matters have been moving rapidly and strenuously in that city during the past few weeks.

A year ago Lawrence Veiller made a thorough-going study of the housing work of the Detroit Health Department at the request of Dr. W. H. Price, who was then Health Officer.

This year, at the request of the Detroit Housing Association and a group of men known as the Thursday Group, Mr. Veiller

has been advising the Health Department and aiding them in carrying out the plan of reorganization of their housing work which he had recommended a year ago.

Last summer an up-to-date, modern and almost ideal housing code was prepared by Mr. Henry F. Vaughan, the Assistant Health Officer, and Mr. W. Frank Walker, the Sanitary Engineer of the Detroit Health Department, working with Mr. Veiller.

Just about a year ago the Board of Health adopted this housing code in the form of Rules and Regulations for the Control of the Building, Occupancy and Maintenance of Dwellings in the City of Detroit.

For various reasons the new code was not made effective until this winter, when it was put into operation.

Representing as it did a radical departure from the existing laws, which had only sought in a very inadequate way to control the light and ventilation and plumbing of tenement houses, the new code at once had a stormy path and encountered great opposition from building and real estate interests, and to some extent from the architectural profession. It was indeed a very great departure and a tremendous step to have taken all at once, for the new code, modelled on Veiller's "Model Housing Law," controlled and regulated every type of dwelling in which people live, not merely tenement houses, but private dwellings, two-family houses, hotels, lodging houses and all buildings thus occupied.

Shortly after the adoption of the code and when the fight was at its height Dr. Price suddenly and dramatically resigned his position of Health Officer for reasons which need not be gone into here, but which had no relation to the enactment of the housing code.

We are glad to be able to say, however, that the new Health Officer, Dr. James W. Inches, has proved as strong a supporter of the control of housing conditions as had been Dr. Price.

Dr. Inches, with his able lieutenants, Messrs. Vaughan and Walker, at once took up the issues involved in the new code and has stood firmly at every point for the proper control of housing conditions in Detroit.

Certain building interests and, in fact, some of the building officials, have been most antagonistic to the new code and have questioned the right and power of the Board of Health to enact regulations of this kind. The Board of Health, however, has been buttressed by the opinion of the Corporation Counsel that it was well within its powers in taking the action that it had taken and the members of the Board have sat tight and stood by their previous action.

With the enactment of the new State Housing Law for Michigan, which applies to Detroit, the new code will be superseded. The Michigan Housing Law, however, does not go into effect for ninety days after its passage, which means that it will not be effective until July or August. In the meantime the Detroit Board of Health has amended its regulations so as to make them conform to the new State Law and the Building Code has been amended by the Board of Aldermen to similarly correspond.

So, Detroit is now trebly protected against bad housing conditions. It has three laws all practically identical regulating and controlling housing conditions, the State Law of Michigan, the Building Code adopted by the Aldermen, and the regulations of the Board of Health.

With this background of legal authority it should now be possible for the public officials in Detroit to grapple effectively with the serious problems which confront that city.

AN IMPORTANT DECISION.

A decision of significance not only to the city of Chicago, to which it specifically applies, but to the whole country and to the cause of civic beautification, is the recent decision of the U. S. Supreme Court in the case of *Cusack v. City of Chicago, et al.* (U. S. Supreme Court No. 126, October Term, 1916, Clarke, J.), where the validity of the Chicago Billboard Ordinance was tested. The ordinance in question, known as §707, Article 23, City Ordinances of Chicago, provides that "it shall be unlawful for any person, firm or corporation to erect, construct or maintain any billboard or signboard on any lot in any block in which one-half of the buildings on both sides of the street

are used exclusively for residence purposes, and it shall also be unlawful for any person, firm or corporation to erect, construct or maintain any billboard or signboard within 250 feet of any block in which one-half of the buildings on both sides of the street are used exclusively for residence purposes, where there are less than two buildings in the block in which such billboard is erected, constructed or maintained."

One of the distinctive features of the ordinance upon which the decision largely turns is the feature of frontage consents, a feature which has played an important part in recent legislation for the establishment of residential districts, and which had not heretofore been subjected to the test of constitutionality by the highest court in the land.

The sustaining of this feature of the Billboard Ordinance and the modifying of the earlier decision of the Court in the so-called Eubank case with regard to compulsory building lines, is a matter of vital moment to city planners and housing reformers, for it places on a firm foundation the efforts that are being made throughout the country in the direction of the establishment of residential districts and set-back lines and building lines.

CONGRESS TAKES UP THE GARDEN CITY.

A resolution which may have far-reaching effect upon the city planning and garden-city movement in the United States has been introduced into the United States Senate by Hon. Morris Sheppard.

It reads in full as follows:

"Whereas the garden city and garden suburb movement in Europe has made wonderful progress during the first eight years of its existence; and

Whereas the object of this movement is to secure permanent and comfortable homes for the people, on terms within the reach of the average income, and to combine the advantages of town and country in the same community; and

Whereas this movement is contributing materially to the health, comfort, and prosperity of the people who have experienced its benefits; and

Whereas the movement, in the estimation of many, points the way to the long-sought goal of a contented, home-owning population; and

Whereas a beginning along this line is claimed to have been made in the United States; and

Whereas thousands of American citizens have petitioned members of Congress for an investigation of the movement both in Europe and the United States; Therefore be it *Resolved*, That the Senate Committee on Agriculture and Forestry be authorized and requested to hear and consider such testimony as may be produced before said committee in Washington regarding this movement both in Europe, in the United States, and elsewhere, and to report its findings to the Senate."

HOUSING AND HEALTH.

Some meticulous scientists have in times past questioned the relation between bad housing conditions and health. In fact, some of them have even gone so far as to say that there is no relation.

The relations between bad housing and tuberculosis have been so abundantly proven in the past that it would seem almost unnecessary, even to satisfy these men, to discuss that subject.

A flood of light has been thrown on this important question lately by the extremely valuable studies which have been made in Milwaukee by Health Commissioner George C. Ruhland. Commissioner Ruhland caused to be made one of the most thorough-going surveys that has been made thus far in this country. Unfortunately the survey has not been printed, no funds having been provided by the city authorities for this purpose.

From a summary of the main facts disclosed by this survey it appears that in the districts where bad housing conditions most prevail the amount of contagious disease is very great. Dr. Ruhland has divided the city up into districts in which bad housing conditions prevail to a greater or less extent and then has carefully and minutely studied the health and social conditions in these districts as contrasted with other districts where the housing conditions are of a higher character.

Dr. Ruhland's report showed that the records of Milwaukee

for the contagious diseases of childhood plus tuberculosis and typhoid for the five-year period between 1911 and 1915, inclusive, indicate that out of a total of 29,986 cases 4,076, or 13.5%, fall to the districts having a housing problem.

Out of a total of 3,384 deaths from these diseases during this time, 898, or 26.5% occurred in the housing districts, even though these districts harbor only 12% of the entire population.

Still more suggestive are the morbidity and mortality statistics of tuberculosis for this period, which show respectively as follows:

All cases of tuberculosis in the city.....	4,550
Cases of tuberculosis in the housing districts.....	1,245
Per cent. of cases of tuberculosis in housing districts.....	27.3%
Deaths from tuberculosis in the city.....	1,761
Deaths from tuberculosis in the housing districts.....	563
Percentage of deaths from tuberculosis in the housing districts	31.9%

The statistics of infant mortality for 1915 disclose that the districts in which there is a recognized housing problem have furnished more than 21% of all deaths for children under five years of age, or in actual numbers 307 out of a total of 1,408 for the entire city.

As to the influence of housing upon morals and good citizenship, the records in the juvenile courts show that out of the 7,746 cases for the 1911-1915 period, 2,337, or fully 30%, were from the districts that have a recognized housing problem.

"Other than this," Dr. Ruhland says in his report, "our inquiry has not been able to get authentic data. The records of the Police Department have not been included since the police blotter shows arrests only by ward and precinct, while the study of arrests made during the first six months of 1915 show that 4,311 cases or 70% out of a total of 6,211 cases were made in wards in which there existed bad housing, it does not seem altogether warranted to make this appear in relation of cause and effect. The downtown districts where most of the arrests were made naturally always attract a larger number of people. Arrests of these people who may have their homes

outside of the ward and precinct in which they are taken into custody by the police is therefore not chargeable to such a ward simply because it may have a housing problem.

Taking up the subject of the causes for the existence of bad housing in Milwaukee, Mr. Ruhland has found it possible to classify these causes as follows:

The occupant as chief cause.....	23%
The house as chief cause.....	35%
Insufficient housing laws.....	44%
Overcrowding	50%

The overlapping figures, as he explains, are due to the fact that oftentimes the problem is dependent upon one or several of these chief causes.

Having causes thus classified, the remedies which become apparent, Dr. Ruhland states, are—

- 1.—Education not only of the tenant but of the community, that it may no longer be willing to tolerate bad housing conditions.
- 2.—Legislation—not only the extension of the tenement house law so as to include the two-family house, but stricter enforcement of existing laws.

The investigation discloses the fact that the housing problem in Milwaukee involves 13 out of 25 of her wards and affects 50,000, or 12% of her population.

Relative to this point, it is worth while to quote Dr. Ruhland:

“This (referring to the area affected) represents 3.7% of the entire area of the city. The importance of these figures must be judged not from their face value, but from the land value. It will at once become apparent that since at least one-half of this area lies in districts of high land value, the economic cost to the community, through non-improvement of the property and consequent inadequate taxation, is considerable.”

And referring to the 50,000 people concerned, he says:

“Here again the significance of numbers must not be taken as its sole end. The importance of 50,000 people—the number of a good-sized community—living under conditions unfavorable

to their development, as an economic asset to the community, must be considered above all in estimating this fact at its true valuation."

ZONING PROGRESS IN NEW YORK STATE.

The remarkable success of New York City's zoning plan is having its effect not only in many of the large cities throughout the country, but in New York State. Other cities in the State have seen the advantage of sane and safe development by districting, and have lost no time in securing for themselves the necessary power to follow New York City's lead.

The Governor has just signed a bill giving other cities in the State the same broad power to regulate the height of buildings, size of open spaces, and the location of trades that was granted to New York City and put into effect last year.

DESIGNS FOR WAGE-EARNERS' HOMES.

The prizes offered in the architectural competition by the National Americanization Committee for types of workingmen's dwellings both for family men and for unmarried men have recently been awarded. The prizes were awarded as follows:

Class 1-A. 1st prize, \$300, to Wm. Lyon Summerville, New York, Atwell J. King, associated; 2nd prize, \$100, to Murphy & Dana, New York.

Class 1-B. 1st prize, \$300, to Murphy & Dana; 2nd prize, \$100, to J. Theodore Hanemann, New York.

Class 2. 1st prize, \$300, to Wm. Lyon Summerville, New York, Atwell J. King, associated; 2nd prize, \$100, to John Ambrose Thompson and Ernest F. Lewis, New York.

Class 3. 1st prize, \$300, to Harry E. Warren, Boston; 2nd prize, \$100, to E. F. Strassle, New York.

The details of this competition have been discussed at length in previous issues.

Those who are interested in the plans which have been evolved will find them very fully discussed and illustrated in the Architectural Review for January, which practically devotes most of its issue to the consideration of this question.

MINNEAPOLIS HOMES PROTECTED.

With the signing of the bill by Governor Burnquist on March 30, the Housing Law for Minneapolis became an accomplished fact. With a few slight amendments to the original draft, the bill passed the House on March 20. The Senate concurring in the amendments on March 22, it went to the Governor.

The Minneapolis Civic and Commerce Association, the Minneapolis Real Estate Board and their able backers, the Builders' Exchange, the Minnesota Chapter of Architects and the Central Trades and Labor Assembly are to be congratulated upon the successful termination of their protracted fight to safeguard the homes of their city. The new law, combined with the building code secured last year, places Minneapolis among the foremost American cities in assuring to its citizens of to-day and to-morrow minimum standards, at least, of light and ventilation, decent sanitary conveniences, safety from fire and proper privacy. For that fact the city is very largely indebted to Otto W. Davis, assistant secretary of the Civic and Commerce Association; Edwin H. Brown, chairman of the housing committee of the same association, and to Fred G. Smith, chairman of the housing committee of the Real Estate Board, who have been untiring in their efforts to bring about the legislation.

Already the Civic and Commerce Association has signified its intention of following up the good work by backing up, in every way possible, the Building and the Health Departments in the enforcement of the law.

CALIFORNIA FORCES GET TOGETHER.

For the first time in the history of the fight for housing reform in California, the movement has been focused on a single legislative program which has the sanction of the various agencies interested in improved housing. This was brought about by the organization of a Housing Institute under the auspices of the State Commission of Immigration and Housing for the express purpose of drafting a new dwelling house law and of redrafting the tenement and hotel laws.

It was made up of official delegates from the fourteen largest

cities of the State and from the housing associations, real estate boards, hotel men's associations, social settlements and other agencies interested in the specific problems in hand. A series of meetings was held—the fifth and final one in San Francisco January 9th to 14th—during which the proposed laws were thoroughly threshed out until a united sentiment was achieved which promises success for the legislation.

The State Housing Commission employed a building and housing legislation expert to draw up the tentative drafts of the laws. These drafts after discussion in the Institute were printed and mailed to the delegates for study between meetings.

In the past it has been difficult to amend the lamentably weak State Tenement House Law, because conflicting interests have fought before the Legislature, with the result that nothing could be achieved.

These new bills, on the other hand, unanimously adopted by the delegates to the Institute and officially endorsed by the five largest cities in the State, have commended themselves to the Legislature and now await the signature of the Governor.

One of the by-products of the Institute has been in its educational work. The official city delegates were Building Inspectors and Health Officers and through the Institute many of them have been made to see the housing question in a new light, and some of them have become enthusiasts for improved conditions.

In order to bring about the effective enforcement of the State Tenement House Law the State Housing Commission has adopted the policy of backing up the Building Inspectors wherever possible. Active aid was given the Building Inspector of Sacramento recently in a campaign started for a strict enforcement of the law and the Inspector won out in his initial fight with a backward contractor who in the past had been in the habit of ignoring the law.

The Commission has also obtained the appointment of two new Sanitary Inspectors in the city of Oakland and has aided in the reorganization of the Health Department there so that the Sanitary Inspectors will enforce all of the provisions of the Tenement House Law.

In the city of Stockton it is assisting in drawing up some long-needed Building Ordinances, for Stockton is a city boasting

40,000 population and yet has no building ordinance and no building inspector.

In the same city the Commission has energized the Board of Health to make housing inspections and enforce the Tenement House Law in some 250 instances.

In the smaller town of Marysville the Commission has called the attention of the authorities to several violations of the Tenement House Law and is aiding the city in organizing its Health Department so as to enforce the law both as to buildings in the course of erection and as to the maintenance of existing buildings.

CITY PLANNING POWERS BY CHARTER.

Comprehensive city planning provisions, as well as housing regulations, were included in a proposed new charter for Kansas City which came to a vote on March 6, but failed of adoption. Section I of Article I proposed to grant to the city, among other powers, the following:

“To regulate and control the design, construction, materials and dimensions of all buildings and structures on private or public lands and the maintenance and occupancy thereof; and to inspect all buildings, lands and places as to their condition for health, cleanliness, safety, and, when necessary, prevent the use thereof and require any alterations or changes necessary to make them healthful, clean or ‘safe.’”

TOO “SOCIALISTIC” FOR IOWA.

Declaring that it was “too socialistic for Iowa at present,” the Senate committee on cities and towns reported for indefinite postponement one of the most unique housing measures introduced in any legislature during the present season.

Having for its object the encouragement of model tenements or low-cost dwellings for rental at reasonable rates, the bill gave to corporations or co-operative associations whose avowed purpose was to erect tenements or other dwelling houses containing only suites or apartments of five rooms or less certain privileges over other corporations—providing they would agree in their articles of incorporation to abide by the decision of a “fair rents

court" as to the amount of rents to be charged for each particular dwelling.

In addition to the rights enjoyed by other corporations, such corporations or associations were to have the right to issue shares of stock upon the payment by stockholders in cash at the time of issuance of the shares of stock, of one-fourth their par value, and upon the delivery to the company of the bankable promissory note of the stockholder, payable in not to exceed five years from the date of the certificate of stock for the remaining half of the purchase price of such shares. The bill proposed also to make the shares of stock in all such corporations or associations non-taxable for a period of five years.

For the purpose of administering the act a "fair rents court" was provided for, to consist of three disinterested persons appointed by the mayor of each town in which such a corporation or association maintained property. A "fair rental" within the meaning of the act was a net income of not less than five per cent. nor more than 8 per cent. of the reasonable market value, said value to be determined by the "fair rents court."

The bill was drafted and sponsored by a committee of Des Moines business men.

A second bill, an enabling act to authorize cities of the State to regulate dwelling houses and tenements and to declare houses maintained in violation thereof to be nuisances and subject to abatement, is being pushed vigorously by the Des Moines Chamber of Commerce.

Under the auspices of that body, Robert E. Todd, housing expert, was brought to Des Moines in April for the purpose of making a survey of housing conditions. It is in the hope of making the survey effective by providing for the correction of bad conditions which may be uncovered that the Chamber is pushing the enabling act.

A VICTORY AND A DEFEAT.

Mrs. Albion Fellows Bacon scored another victory for the cause of better housing in Indiana during the recent session of the Legislature when she brought about the passage of a measure for the regulating of housing conditions in villages and towns,

the Tenement House Law which she previously fostered having applied only to the 100 cities of the State and regulated only dwellings in which two or more families lived.

In spite of the promise of success attending its inception, however, the movement for city planning begun by the Indiana Real Estate Association in the fall, suffered an unhappy ending in the same Legislature. The bill, framed with a view to requiring all cities of 10,000 and over to create City Planning Commissions, passed the Senate, but was defeated in the House.

Its failure is said to have been due to the opposition of several city officials and of public utility concerns who were afraid that the creation of such commissions might mean a demand for the underground wiring system.

Thus the efforts of Lee J. Ninde, of Fort Wayne, President of the Indiana Real Estate Association, and his associates in the City Planning tour of last October, when the cause of city planning was urged in fourteen cities of the State, have been for the present set at naught. The educational effects of so brilliant a campaign, however, cannot but be lasting.

The new Housing Law, entitled "A Bill for an Act Concerning Dwellings or Places of Residence Unfit for Human Habitation or Dangerous or Detrimental to Life and Health and Providing Penalties," gives health commissioners the power to vacate any insanitary dwelling, be it tenement, single-family house or "part of any building used as a place of residence or habitation by any person, or for sleeping purposes." The time limit for the vacation of property is placed at not more than 15 days unless in the judgment of the health commissioner good cause is shown why that time should be extended. The penalty provided for failure to comply with the law is a fine of not less than \$25 or imprisonment for not less than 10 nor more than 30 days.

NOTORIOUS BOSTON SLUM TO GO.

Two hundred thousand dollars has been appropriated by the city of Boston to wipe out one of its worst plague spots—the notorious block known as the Morton Street district. Eviction of hundreds of people from the sordid homes in the locality has already begun.

The block in question is bisected by the narrowest travelled thoroughfare in Boston, Morton Street, which ranges from 11 to 13 feet, including sidewalks. Two blind alleys into which face rows of tenements also penetrate the block, each with a three-foot passageway as its sole exit, and over one of these exits straddles a wooden building. Through this narrow pass scores of human beings would have to force their way in the event of fire if they were to get out at all.

Covering about $1\frac{1}{2}$ acres, the block would make six or eight suburban house lots for half a hundred people, but here it is cut into over 50 lots and has housed 1,100 people—and that, with three of the outside corners occupied by large factory buildings that monopolize the best exposures. There are said to have been no less than 700 children in this congested district.

Two years ago the City Planning Board, a new department of the city, made a careful study of this block. Based on the conclusions drawn from their investigations, a plan was prepared which provided for removing one row of buildings along Morton Street, increasing it from 11 to 60 feet in width; one row of buildings along Stillman Street, increasing it from 18 to 40 feet; and making a connection between these two streets through existing lots of excessive depth.

This plan was for many months under consideration by the Mayor, the City Council, the Street Commissioners, the Finance Commission, the Chamber of Commerce and various interested charitable and improvement organizations. It received almost unanimous approval, though the Finance Commission advised delay until a complete plan for the city could be devised.

Then the Street Commissioners reported doubt as to the need for wider streets and as to the legality of taking the land for widening a portion of the street only. It substituted another plan, therefore, providing that more of the interior of the block be taken to be converted into a local playground of half an acre. This report of the Street Commissioners having made it difficult for the City Council to take the initiative in the adoption of the former plan, the Mayor sent an order to the Council for a \$200,000 appropriation for the establishment of a public park. Backed by the Chamber of Commerce, the Council voted unanimously for this on the 11th of December. The plan is not so

economical and far-reaching in its results as the City Planning Board's plan—but Boston's worst slum is going.

This experience of Boston furnishes an eloquent example of the extravagance of some civic "economies." Nearly 50 years ago attention was called to the growing menace of overcrowding in buildings unfit for residence. Twenty-five years ago, before the rebuilding of a large section of the block, the city was urged to take the interior for a local playground. In those times the block could have been redeemed at a cost far less than has been possible to-day.

THE SINEWS OF WAR.

Public sentiment in Cincinnati has been so aroused during the past year against the evils of bad housing conditions existing in the extensive tenement districts of the city that it seems more than likely that a movement now on foot to increase the appropriation to the Building Department from \$11,000 to \$30,000 will meet with success. The Better Housing League, organized less than a year ago, has been active in bringing before the public the full extent of the housing problem which faces the city and just how small a chance there is of solving it so long as the Building Department is hampered by lack of funds and inspectors.

During the past few weeks, under the leadership of Max Senior, president of the league, delegates from a number of influential business organizations have been taken on a tour of the tenement house districts, with the result that many converts to the movement for a larger appropriation have been made. Among them are the members of the Business Men's Club and the Builders and Traders Exchange. The president of the Western & Southern Life Insurance Company, too, has notified the Better Housing League that the company's force will assist in obtaining signatures to the petition asking for the increased appropriation. Authorities say that 100,000 people live in the six or eight thousand tenement houses of Cincinnati. It is not surprising that owners and tenants of these tenement houses persistently violate all the building and sanitary regulations with impunity when it is realized that the Building Department con-

sists of but one chief, three assistant inspectors, two clerks, a stenographer and a plumbing and fire inspector. It is patently impossible for such a force to investigate and correct the defects in six or eight thousand buildings. This does not mean that the work of the Department has been inefficient or neglected. On the contrary, the activities of the Housing Division of the Department for the year 1916, as set forth in the report of Commissioner of Buildings, George E. Rendigs, show courageous pursuit of community health interest.

During the year 1916, 325 buildings were condemned and torn down—60 of these being tenement houses and the remainder buildings occupied by one or two families. In addition to the 60 tenements demolished, 89 were condemned. This is in excess by 31 (187%) of the condemnations of 1915. By order also of the department 105 vaults, catch basins, etc., were abandoned as against 76 in 1915; 415 new toilets were installed and 138 existing toilets repaired or improved; 226 new sinks were installed; 252 fire-escapes provided; 50 existing fire-escapes repaired or improved; 19 attic rooms and 22 basement rooms abandoned and 275 structural improvements made; 187 apartments and halls ordered cleaned, and 264 cans furnished for ashes and garbage. These are just a few selected items from the list of accomplishments for the year.

At the close of the year the department found itself with no records on hand on which orders had not been issued, and it was therefore in a position to center future efforts on block inspection in addition to taking care of complaints.

INDUSTRIAL HOUSING "CONSTITUTIONAL."

With the subject of Industrial Housing to the forefront in hundreds of American communities, it is interesting to note the advanced step recently taken by Mexico in this respect. The new constitution of Mexico, promulgated on February 5th, makes it mandatory upon employers in certain industrial fields to provide sanitary homes for their workmen at reasonable rents.

The provision reads as follows:

"In every agricultural, industrial, mining or similar class of work, employers are bound to furnish

their workmen comfortable and sanitary dwelling places for which they may charge rents not exceeding one half of 1 per cent per month of the assessed value of the properties. They shall likewise establish schools, dispensaries and other services necessary to the community. Furthermore, there shall be set aside in these labor centers, whenever their population exceeds 200 inhabitants, a space of land not less than 5,000 square meters for the establishment of public markets and the construction of buildings designed for municipal services and places of amusement. No saloons or gambling houses shall be permitted in such labor centers”.

Many advanced social measures are advocated in the constitution. Among those which are encouraged are “co-operative associations for the construction of cheap and sanitary dwelling houses for workmen” which “shall likewise be considered of social utility whenever these properties are designed to be acquired in ownership by the workmen within specified periods.”

HIGHER RENTS IN NEW YORK?

Fear that New York may suffer a shortage of housing facilities has been expressed by Tenement House Commissioner Murphy, due to a falling off in building activities during the past year on account of the high cost of building materials.

For the first 11 months of 1916 there were completed for occupancy in New York City 1,085 new apartment houses with 79,565 rooms, as against 1,235 apartment houses with 87,334 rooms in the first 11 months of 1915. The 1,085 buildings completed up to Nov. 30, 1916, cost \$46,387,500 as against \$45,112,800 for the larger number erected during the first 11 months of 1915.

From the study made by employees of the Tenement House Department, Mr. Murphy has reached the conclusion that the population of New York City increased by 200,000 in 1916, notwithstanding the fact that immigration from Europe, which had been the largest single source of the growth of the town before the war, had practically stopped since the conflict began.

The main causes of this growth are, according to his report,

the natural drift to the city because of the present high wages; the return to New York City since the war of many Americans, who, before the war, had lived abroad; the addition to the population of many European men and women not of military age, who have come here to live because of war conditions abroad; the number of Americans who have made money elsewhere and have come to New York to spend it, and the influx of negroes from the South.

It is this growth in population and the disproportionate increase of housing facilities that the Commissioner fears may bring about higher rents, if not indeed an actual shortage of accommodations.

THE TENEMENT AND CHILDLESS FAMILIES.

Under the leadership of Dr. Bernhard Dernburg the so-called Greater Berlin Association for the Institution of Small Homes is trying to arouse the cities to the present evils of tenement house living and its closely related problem of childless families.

Partly because of the tenements one-fourth of all marriages are now childless. Since 1890 the number of first born children has gone back by 20%; the number of second born by 42%; the number of third born by 63% and the number of fourth born and beyond by 70%. During the same period the deaths from tuberculosis in the city average 20% of all the deaths, while in the Province of Brandenburg, in which Berlin lies, the average was only 13.4% and in east Prussia but 11.9%. In Berlin where 77.5% of the inhabitants live in tenements, only 42% of the males of military age were fit for military service, while in Dusseldorf, for example, where only 20.7% of the population is similarly housed, 65.8% have been found to be physically equipped for the army and navy.

The remedy for the situation, or one feasible remedy at least, the tenement reformers believe, lies with the State which owns in the neighborhood of Berlin vast tracks of forest land which is of little value as such, but which could easily and advantageously be transformed into colonies of one-family dwellings. Within a radius of 12 or 13 miles of Berlin, Prussia owns sufficient land, it is maintained, to accommodate comfortably and healthily

between 250,000 and 300,000 persons in single-family houses, with connecting gardens which could be sold on easy terms to middle-class families both to their advantage and to the profit of the State.

SUGGESTION FOR CHAMBERS OF COMMERCE.

How a Chamber of Commerce may go about systematically to discover for the city the actual extent of its housing facilities, or the lack of them, is demonstrated in the methods pursued by the Chamber of Commerce of Beaver Falls, Pa.

Following the reorganization of the Chamber last fall, reports of a house shortage were received by its officers. In order to determine the accuracy of these reports a survey of the Industrial plants was conducted by a committee appointed for the purpose.

Circular letters were placed in the hands of all employees. Those who had come to the city recently and were unable to secure suitable housing accommodations were asked to communicate their needs to the committee on the return coupon attached to these letters. This circularization of the manufacturing establishments was supplemented by a distribution of the same blanks to public school children, with the request that they be taken home to their parents.

Although the replies indicate that the actual house shortage had been exaggerated, enough information was placed at the disposal of the committee to convince its members that the city really had a housing problem. Acting on this assumption the committee is proceeding to interest the manufacturers and other business men of the district in a co-operative community building plan.

The committee is confident that those called upon will respond to this appeal after the housing experts, who are to be brought to the city, place before them the experience of other manufacturing communities in providing homes for the men who have been attracted to them during the recent period of augmented industrial activity.

BRIDGEPORT AND THE THREE-DECKER.

Bridgeport again has placed its stamp of disapproval upon the three-decker. During the winter speculative builders strongly agitated a change in the building code to permit the erection of this type of dwellings.

In response the Ordinance Committee of the Common Council was instructed to draw up such an ordinance, but through the influence of the Bridgeport Chamber of Commerce and others alive to the perils of the three-decker, building specifications were prescribed which would make the cost of erection prohibitive. French-gabled roofs of fireproof material, rear verandas of steel and concrete, and fireproof interior stairways from the first to the third floor were among the requirements. The ordinance consequently died a natural death.

Building activities on a wholesale scale continue in Bridgeport. According to the report read to the stockholders of the Bridgeport Housing Company at its annual meeting on March 28th, one group of dwellings providing for 148 families is practically completed; a second group, furnishing accommodation for more than 100 families, will be finished by July, and plans for still other buildings were approved at the same meeting.

Just how crowded are conditions in Bridgeport has been revealed through a recently completed military census which discloses the fact that there are 3,100 rooming houses in Bridgeport which house five roomers or more, not including hotels or lodging houses.

MASSACHUSETTS MAY BECOME LANDLORD.

Massachusetts is contemplating an advanced step in the field of housing betterment.

After two years of study and investigation the Massachusetts Homestead Commission has presented to the Legislature a bill authorizing an appropriation of \$100,000 for the erection of workmen's homes. Lowell has been designated as the scene of the experiment. The Commission states in its report that it is not recommending that the Commonwealth enter the real estate business for the purpose of supplying wholesome homes for low paid workers, but recommends only an appropriation for a single

experiment which will demonstrate the practicability, or the impracticability, of supplying such homes for such workers.

The general principles upon which the Commission is working out its plans are that there are not enough wholesome low cost dwellings and that there is no prospect that present methods will ever supply enough unless the State in some way encourages their construction.

Lowell has been selected because of its industrial conditions and lack of adequate housing facilities. A plan of Lowell was made showing the available vacant lots and their relation to the congested sections of the city, and after a comprehensive study of all the data obtainable, the Commission secured options on four acres of land, where it proposes to erect some 30-odd houses. The expenditure necessary for the development of the land is estimated at \$66,000.

If the Massachusetts legislature sees fit to sanction the experiment the development will be watched with great interest in every part of the country.

"OWN YOUR OWN HOME."

Because it was believed that Denver real estate has suffered from the business depression in the past few years, the Real Estate bureau of the Civic and Commerce Association has launched what is said to be the most important and far-reaching campaign undertaken by any Denver organization in years.

The project has for its purpose the encouragement of citizens, and those about to become citizens, to own their own homes. The following report made to the president of the Board by the committee on home ownership outlines the aim and scope of the campaign:

"The committee has held a number of meetings and has mapped out a campaign which will be formally inaugurated the latter part of this month (March). The newspapers of Denver have promised their co-operation in making the campaign a success. The telephone company and the gas and electric light company, and others, have offered to assist us in publicity by enclosing circulars in their monthly statements. The committee

is confident that it will, also, be able to place advertisements in the street cars of the city and to obtain other means of publicity."

Since the inauguration of this campaign in Denver the movement has spread to other States and there has been some little agitation for a National "Own your own home" campaign.

EFFECTIVE NEIGHBORHOOD WORK.

Early prospect of the opening of a neighborhood house in the Bowling Green district of New York City by the Bowling Green Neighborhood Association has called attention to the excellent work accomplished by that organization in the improvement of social conditions in one of the most neglected districts of the metropolis.

The initial reason for the organization of this association some three years ago was the improvement of the wretched housing conditions prevalent in the little triangular section known as Bowling Green Village, where dwell the office cleaners and porters of Wall Street.

Not content merely with investigating conditions and reporting to proper authorities infringements of the sanitary and tenement house laws, the association early initiated a follow-up system, which has been attended by excellent results.

Doctors, nurses, social and recreational workers are constantly on the look-out for unwholesome or unsanitary housing conditions which they report to one clearing agent. He, in turn, notifies owners or agents of the houses before communicating with municipal departments. Fifteen days after the complaint is recorded in the "Day Book" a reinspection is made, and if conditions have not improved materially, a letter is sent to the head of the department under whose supervision the matter should fall. The association has made a complete housing survey, and there is no house in the district whose ownership, occupancy, construction characteristics, etc., the staff cannot quickly ascertain. It is thus an easy matter to seek the co-operation of agents or housekeepers or owners themselves.

As a result of consistently following this policy, the association has been able to bring about a notable improvement in conditions. Hopes for much greater accomplishment along all these

lines of endeavor are entertained by the association now that it has found possible the opening of a modern neighborhood house.

REAL ESTATE BOARD DEFENDS ZONING.

A decision which will be watched with more than ordinary interest by those who believe in the efficacy of zoning and districting in the proper guidance of city growth is that pending in the New York Supreme Court on the constitutionality of the New York City zoning resolution.

The case grew out of a contract between Mrs. Estelle P. Anderson and Steinway & Sons, by which the latter were to purchase the property at 112 West 58th Street. Between the time of the making of the contract and the date set for taking title the zoning resolution was passed by which 58th Street, between 6th and 7th Avenue, was designated as a residential district. The property was needed for business use. Justice Greenbaum in the January term directed specific performance of the contract, but did not pass upon the constitutionality of the zoning resolution.

Recently the Real Estate Board of New York, through its Real Estate Laws Committee, filed with the Appellate Division of the Supreme Court a brief supporting the constitutionality of the resolution. In asking permission to appear and file the brief as a friend of the court, it is pointed out that "the Real Estate Board believes the said resolution to be an enactment of vital import and of unlimited present and prospective benefit to the people of the City of New York and desires to lend whatever assistance it may to the court in sustaining such resolution."

In the brief it is assumed that Article 3 of the resolution regulating the height and bulk of buildings, and Article 4 regulating the area of yards, courts and open spaces, are not questioned as to their constitutionality.

The argument turns upon Article 2, which divides the city into residential, business and unrestricted districts for the purpose of regulating and restricting the location of trades and industries and the regulation of buildings designed for specific uses. Some idea of the broad view taken by the Real Estate

Board may be obtained from the following paragraphs taken from the brief:

"This is a progressive age. Cities are growing at a tremendous rate. The enormous population of the City of New York must be cared for; it must be housed; it must be fed; it must be protected from injury by fire and other accidents.

"The great task of governing a city of this kind should be made as light as possible. If in the course of human events there were no restrictions on the use of property in a great community like New York the result would be chaos.

"No one would want to live here; no one would feel secure in his home; one would be in constant fear and terror of his neighbor building and operating a tannery or slaughter house next to his home.

"This might have happened in times past, but the Legislature of this State and of other States recognize the necessity for progressive legislation; the people demand it; the Legislatures give the relief and the courts, recognizing the progress and requirements of the age, uphold such legislation so long as it is in the public interest."

ROMANCE OF REBUILDING FRANCE.

Fraught with romance and with pathos, yet commanding admiration, is the manner in which France has set about rebuilding some 3,000 villages destroyed or seriously damaged by the German invasion.

With this end in view a City Plan exhibit of large proportions—"La Citie Reconstituee"—was held some time ago in Paris. It consisted of maps and plans illustrating projected and accomplished work—including plans of cities not only in France but in Spain, Australia, Brazil, and even in Belgium. The City of Dunkirk, swept by shell, exhibited plans for a "New Dunkirk." Nancy and Ypres, too, showed brave plans of rehabilitation.

One of the touching sights of the exhibition, it is said, was the crowd of refugees who visited it, many of them shedding tears at the thought that the new model dwellings must take the place of the quaint, irregular buildings that

have made French villages so picturesque. And so a movement has been started to preserve in so far as possible in the new designs the architectural distinctiveness of the old.

France, too, as a part of its "back to the farm" movement, is urging reform in rural dwellings. The "League pour le Retour a la Terre," a society to induce young men and women to return to the farm, is arguing that, were farm houses more livable and the life less hard and monotonous, young men and women could be more easily induced to remain on the farm. Architects who are members of the league are designing livable houses to be erected under government patronage on farms devastated by the German advance. The future farm house in France, the league members insist, must be both sanitary and comfortable. The old thatched roof houses, with rooms built under the sloping roof, the stable that was part of the house, all must dissolve into modern light, ventilated farm houses. They believe that if their suggestions are adopted, future French farm life will be interesting and comfortable, even luxurious, and that France may depend more than ever upon her farms for support in peace, and, in time of war, for soldiers to fight for "La Patrie."

GYPSIES AGGRAVATE HOUSING PROBLEM.

The housing problem in Buffalo has been aggravated by an influx of gypsies into the city. During December, 1916, and January, 1917, approximately 350 gypsies of all ages entered the city, intending to remain until spring, or at least until weather conditions moderated to permit further travel.

These gypsies, from all accounts, found it very difficult to obtain living rooms in Buffalo, so they sought vacant stores, shops, or anything that could be used for shelter. During the period indicated the Bureau of Sanitation received many complaints from various sections against the premises occupied by the different bands, and investigations made by inspectors showed anything but good housing conditions. Thirty to forty persons packed into a small store was not unusual.

The owners of the buildings came to the Department of

Health for assistance to vacate the stores on the grounds that the places were rented to the gypsies for store purposes only. The Bureau of Sanitation vacated a number of these overcrowded buildings only to find that the gypsies located elsewhere and lived practically under the same crowded conditions. One tribe rented a vacant garage, where the children romped around on the cold cement floor.

The owners of these places, as well as the occupants, were notified to correct conditions. The gypsies were given a fair warning that if they desired to remain in the city the ordinances of the city must be strictly obeyed. By its follow-up system and by chasing the gypsies from one place to another, the Department finally brought about some improvement, but owing to the severe cold weather ideal conditions could not be obtained, and it was impossible, for the same reason, to drive them out of the city.

BALTIMORE MOVEMENTS DOVETAIL.

Agitation for radical improvement of housing conditions among the 90,000 negroes of the city has strongly reinforced the movement for a housing law for Baltimore. As related in our last issue, J. W. Magruder of the Federated Charities, and Judge Alfred S. Niles, Police Commissioner, started a movement some months ago to obtain a housing code for Baltimore.

Since that time the deplorable conditions among the negro population have been forcing themselves upon the attention of civic authorities and social workers with the result that Mayor Preston called a meeting on February 23rd for the purpose of considering the problems involved. He was authorized by the gathering to appoint a committee to investigate conditions and recommend remedies.

The meeting was also made the occasion for the announcement by Dr. John F. Goucher, of Morgan College, that the college had plans for the purchase of 50 or 60 acres of land for a negro settlement, of which the college would be the center. If present plans carry, the institution itself will oc-

cupy 20 acres and the remaining 30 will be given over to a model settlement.

Shortly after the meeting Mayor Preston appointed a capable committee of 21 men and women to carry out the will of the meeting. That committee has already begun its investigation. It is being actively aided by a committee from the Colored Business Men's Exchange of Baltimore.

In all probability the movement for a housing code and that for improved conditions among the negroes will dovetail to the advantage of both.

HOUSING NEGROES IN THE NORTH.

The allurements of the hoped-for higher wages and better living conditions in the North, helped along by the glowing descriptions given by paid agents of northern industries, has caused within the past year a northward migration of negroes, estimated at over 200,000. Housing facilities, usually of an inferior type in negro communities under normal conditions, have, in consequence, become unspeakably bad in many cities in the North, notably in Philadelphia, Pittsburgh, Detroit, Cleveland, Newark and Chicago, where the incoming of this large negro population was, if not wholly unexpected, certainly altogether unprovided for. The urgent aspect of the situation has resulted in forcing the problem into the limelight in many sections of the North.

In Detroit 25,000 negroes are reported to be living in a restricted district, a few blocks from the heart of the city. It was reported in March that more were coming at the rate of 100 families a day.

In Philadelphia more than 25,000 have arrived in the past six months. Some two-story family dwellings in the negro section are housing as many as five or more families; in one case 32 were said to be living in five rooms.

It is estimated that the negro population of Chicago has increased by 30,000 in the past two years. Dr. Robertson, Health Commissioner, aroused by reports from Philadelphia that 2,000 negro immigrants were ill and 700 were dying in hospitals from tuberculosis, has ordered a thorough investi-

gation of health and housing conditions in Chicago's "black belt."

The National League on Urban Conditions Among Negroes has been doing energetic work to bring about improvements. In January of this year it held a meeting in New York City, at which practically every phase of social conditions among negroes in the North was discussed by a group of experts. The importance of housing was brought out by speaker after speaker. Old dilapidated houses, formerly discarded as unfit for people to live in, now opened to receive the newcomer; unfortunate negro families housed in insanitary cellars, in attics, tumble-down shacks—every type of shelter that white people have refused to put up with; overcrowding of several families into single apartments; development of the lodger evil in its worst aspects; extortionate rents for poor accommodations—all these things appear to have become general.

In the cities of New Jersey various charitable organizations have been giving the problem attention. Their hope has been that by focusing community interest upon the dangerous aspects of the situation, they can bring about some relief. The negroes, themselves, in these cities have been roused to action. A few months ago a new state negro welfare organization was formed in New Jersey which is going to concentrate part of its effort upon the task of providing more and better homes for negroes.

Perhaps the most practical steps to relieve the situation have been taken in New York City. The City and Suburban Homes Company and the Advisory Council of Real Estate Interests, in co-operation with the National League on Urban Conditions Among Negroes, have organized a committee to promote the building of model tenements in the Harlem negro section. If this project is successful, the proposed model tenements will be constructed by The City and Suburban Homes Company and will be under their management. This company has accomplished such remarkable results with its model tenement developments that if once enough money is invested, New York's negro housing problem, at least, will have been in a large measure solved.

NEWPORT RISES TO THE OCCASION.

"Newport may be depended upon to provide housing for all the machinists the nation may find it necessary to mobilize here for the manufacture of torpedoes, that the ships of the navy may be placed in fighting trim."

This was the purport of a telegram sent to Commander John K. Robison of the Naval Torpedo Station, to be presented to the Navy Department early in February, when he was required to report on the possibility of doubling the output of the torpedo factory in Newport.

Authorities at Washington put squarely up to Newport the question as to what she would be able to do with the housing problem in the event of a war boom. Realizing that the answer to this question would be of immense moment to the future of the city, the Board of Trade and municipal authorities turned energetically to the job of making that answer a satisfactory one.

A meeting of capitalists, real estate men, contractors and others likely to be able to contribute to the solution of the problem was called on February 2nd. The result was the appointment of a committee, which, after carefully weighing the various solutions suggested, recommended the organization of a company, to be known as the Home Builders' Company, and to be capitalized at \$100,000 with stock at \$25 a share. The plan has been endorsed and sub-committees are now busy working out its various details. The land committee has submitted a long list of available sites suitable for cottages and two-family houses, while the building committee is considering tentative plans and prices for these houses.

In the meantime, another committee is endeavoring to supply immediate housing needs by furnishing to manufacturing plants lists of vacant houses and furnished rooms, the lists having been compiled from answers to an advertisement inserted by the committee in the local papers.

RIVERDALE—A NEW INDUSTRIAL VILLAGE.

Riverdale, a village for the employees of the Rome Brass & Copper Company, Rome, N. Y., is among the newer industrial housing enterprises. The company is spending \$50,000 in the

development of a modern garden suburb. Streets have been laid out and play-ground and park spaces set aside, and homes are being erected for rent and for sale at moderate prices. To employees of the company the cost of the average lot, 50x150 feet, including the street grading, water supply and drainage will be about \$300. Designed by Mann & MacNeille, architects of New York City, the houses combine with practical requirements a degree of beauty far above that to be found in the houses of the average industrial community.

With the purchase price of these homes an insurance feature may be included which will make it possible for the widow of a man dying before the completion of his payments, to receive a deed to the property free and clear.

For single men the company proposes to erect a comfortable boarding home. A central pavilion will be provided with a large dining room containing a stove and sink and lockers in which each man may keep his food. In this room the men may prepare, cook and eat their meals. Back of this room will be a wash room and toilets with shower baths, sinks and washtubs. In wings extending from either side of the pavilion will be located sleeping rooms large enough for two men each, the rent for which, combined with the facilities for cooking and washing, will be very moderate.

ZONING LAW FOR NEW JERSEY.

New Jersey now has a zoning law. Due to the activities of the Newark City Plan Commission through its secretary, Arthur B. Cozzens, there was enacted at the last session of the legislature an enabling act which gives cities of the first class (Newark and Jersey City) the power to set aside residential, business and industrial districts with appropriate building restrictions, to limit the height and bulk of buildings hereafter erected and to determine the area of yards, courts and other open spaces.

The law provides that cities taking advantage of the act shall appoint a commission composed of city officials and individuals who, through their departments or business activities, are vitally interested in and most familiar with city conditions. This commission is to make a study of the city, outline the various dis-

tricts and draw up appropriate building regulations. After due notice and hearing, a report is to be made to the governing body which may then, after further notice and hearing, adopt the ordinances.

The enactment of this zoning legislation presents a wonderful opportunity to Newark and Jersey City to establish reasonable restrictions before their problems attain the seriousness of those of New York City. Although many cases of sporadic, haphazard development have occurred, ordinances enacted under the New Jersey zoning law will be in a large measure preventive. It is expected that the Common Council of Newark will adopt a resolution creating a Commission on Building Districts and Restrictions under the new law in the near future.

There was a large amount of publicity work in connection with securing the zoning law and now that a start has been made, it is planned to introduce at the 1918 session of the legislature an enabling districting bill which will give all municipalities within the state the authority to establish building districts and restrictions.

FIRST MODEL VILLAGE FOR MEXICANS.

Plans for what is said to be the first model village for Mexicans solely, to be located at El Monte, California, have been announced by Dr. J. L. Pomeroy, county health commissioner. Forty acres of the Baldwin Ranch at El Monte have been leased for the purpose and A. N. Wiggin, a contractor, has been employed to lay out the ground and, under the supervision of Dr. Pomeroy and his assistants, to erect sanitary cottages for the Mexicans of the district.

Filthy conditions in the Mexican district of El Monte and San Gabriel have been brought to the public attention in the past year through civic and settlement work undertaken by a group of society women at the instigation of Dr. Ruth Purcell.

Wholly unconscious of the existence of such conditions in their community these women now stand aghast before the depth of filth, disease and degradation which their investigations have disclosed.

Their little clinic with its three doctors who give their services

voluntarily and one nurse whose salary is paid by a manufacturer is now bravely but well nigh hopelessly battling against the unspeakable filth and disease which are rampant in the miserable hovels in which many of the Mexican population are housed.

MODEL TENEMENT FOR THE BATTERY.

Announcement has been made that the Goelet estate will erect a model tenement in the heart of the Syrian quarter near the Battery in New York City. It will replace five old three and four story buildings which the Goelets have owned for several years. The structure will be six stories with stores, and its estimated cost is \$86,000.

LARGEST CONTRACT FOR DWELLINGS.

What is believed to be the largest contract for dwelling houses ever consummated in this country has been let by Charles M. Schwab and the Bethlehem Steel Company for the erection within six months to a year of 1,500 houses. One thousand of these are to be put up just east of Bethlehem Borough, and 500 adjacent to South Bethlehem. The sum of \$5,000,000, is involved in the project. A tract of 430 acres of land has been purchased to be added to other land owned by the Steel Company as a site for the proposed new development.

BAD HOUSING TURNS VOTES TO SOCIALISTS.

High cost of living and bad housing conditions, especially in larger cities are ascribed as the reason for a considerable increase of votes to the socialists in the recent local elections in Norway. In Christiania they secured 45 seats on the City Council out of a total of 87, chiefly at the expense of moderate progressive parties.

A HOUSING MOVIE.

A housing "movie" to be used as a part of a programme for the betterment of tenement house conditions in New Jersey has been written by Miles W. Beemer, Secretary of the New Jersey State Tenement House Commission.

A pretty romance, which, in the course of its development, takes the hero and the heroine on a series of revealing adventures through the congested districts of a large city, gives the film a wide appeal, while it drives home its point. Most of the scenes are laid in Newark.

Mr. Beemer is using the film in connection with a lecture which he is delivering in different cities of the state.

SOMETHING NEW IN APARTMENT HOUSES.

What appears to be a most ingenious solution of the problem of light and air in apartment houses has been achieved by a firm of Parisian architects under whose plan an entirely new type of apartment was erected a few months ago on the Rue Vavin. It is seven stories in height, with each story above the third set back eight feet from the one below, thus producing a terrace effect, which, while rather peculiar in appearance, has the effect of admitting to all the dwellings from the ground floor up a plentiful supply of light and air even though the street is a narrow one.

It is stated as an actual fact that the apartments in this building gain an hour more of sunlight a day than a house of ordinary construction on the same side of the same street; all rooms receive direct light either from the street or from a court at the rear.

The set-back of eight feet in the upper stories is utilized as a balcony, which is surrounded by a balustrade so as to provide a perfectly safe play space.

Another point of interest about this building is its ownership; it has been constructed by a company composed of people who are willing to live together, and each shareholder owns his own apartment.

HEALTH INFORMATION BUREAU.

The American Public Health Association, at 755 Boylston Street, Boston, has, since the first of the year, established a health information bureau. While the organization has for a long time furnished persons with information, it has made no special effort to collect information for inquirers. Under the

new arrangement, however, it is following up all questions in great detail, looking up necessary references in libraries, and sometimes writing a large number of letters in the effort to obtain the desired information.

NATIONAL CITY PLANNING CONFERENCE.

Noteworthy discussions on the subject of districting and zoning were part of the Ninth National Conference on City Planning held May 7th, 8th and 9th, at Kansas City; one entire section having been devoted to the subject.

Lawson Purdy, president of the Department of Taxes and Assessments of New York City, discussed the general topic, "Districting and Zoning of Cities"; Howard Robertson, city attorney of Los Angeles, Cal., and Charles H. Cheney, secretary of the California Conference on City Planning, spoke on "Districting Procedure and Results"; while Edward M. Bassett, special counsel of the New York Commission, handled "The Legal Status of Districting." At the close of the general session Alfred Bettman, former city solicitor of Cincinnati, lead the discussion at a City Attorneys' Round Table.

The entire conference programme was one of exceptional interest. Of more immediate bearing upon housing were the following general discussions: "Examples of City Planning in Small Cities," John Nolen, Cambridge, Mass.; "A State Campaign for City Planning," Lee J. Ninde, Fort Wayne, Ind.; "How to Start in a Small City," Geo. L. Goemann, Mansfield, Ohio; "The Development of the Plan," Thomas Adams, Town Planning Advisor, Commission of Conservation of Canada.

The closing conference session was devoted to a round-table on practical application of city planning with concrete examples, the discussion having been devoted to such topics as street lighting, street signs, locating public buildings, the smoke nuisance, street widths, and similar problems in small cities.

VEILLER RESIGNS FROM NEW YORK COMMITTEE.

Lawrence Veiller, secretary of the National Housing Association, and for nineteen years connected with the Tenement House

Committee of the Charity Organization Society of New York City in the capacity of director, has resigned from that Committee as the result of a division of opinion over a piece of tenement house legislation introduced in the recently adjourned New York legislature.

The legislation in question, known as the Lawson Bill, authorizes the conversion of single family dwellings into three family tenements without requiring them to conform to many provisions of the New York Tenement House Law.

Although a majority of the Tenement House Committee saw fit to sanction the bill, Mr. Veiller found it impossible to make himself party to the approval of a measure which he felt to be an entering wedge for the breaking down of the Tenement House Law. Accordingly, on April 16th, he tendered his resignation to take effect immediately.

NEXT HOUSING CONFERENCE.

The next National Housing Conference is to be held in Chicago October 15th to 17th. The headquarters are to be at the Hotel La Salle, and the programme is now in course of preparation by a special committee of the Association, of which Mr. Andrew Wright Crawford is Chairman.

Members who have suggestions to offer as to topics or speakers should send these suggestions either to Mr. Crawford or to the Secretary at an early date.

It is expected that the Chicago Conference will mark a high water mark in the meetings of the Association. With its usual enthusiasm and effective powers of organization, the City of Chicago is taking hold of the Conference with the greatest interest and far-reaching plans for its success are now being developed. It is expected that the attendance at this Conference, notwithstanding the war, will probably amount to 1,000 delegates.

The programme will be published in our next issue.

NEWS NOTES.

Akron, Ohio.—With factories promising to add 10,000 more workmen to the city this year, and with housing facilities now inadequate, conditions in Akron are daily becoming more acute. Although partial solution of the problem is promised by the erection of 900 houses during the next 10 months at prices ranging from \$3,800 to \$5,000 each, they will not fill the need for the lower paid workmen. The Chamber of Commerce is urging business men to adopt some constructive policy not only to meet the present situation but to avoid its repetition in the future.

Industrial housing was accorded a conspicuous place in the Real Estate and Building Show held at Akron March 31st to April 7th under the auspices of the Akron Real Estate Board, a section having been devoted to a display of designs for low-cost houses by architects who are specializing in this field.

Allentown, Pa.—The Chamber of Commerce of Allentown has appointed an Industrial Committee which is giving serious study to the problem of providing sufficient houses for Allentown's growing population. It is expected that within a few months a rough survey of the industrial situation will be made and such data will be compiled as will afford a basis for definite plans along these lines.

Amesbury, Mass.—After carefully considering the housing situation in Amesbury, the Housing Committee of the Board of Trade has organized a corporation under the name of the Amesbury Development Company, which will undertake the erection of houses. The authorized capital stock of the corporation is \$25,000. The officers of the company are prominent business men and manufacturers of Amesbury. The Board of Trade is urged by its Housing Committee to put its whole weight and influence back of the corporation in the conduct of the campaign for stock subscriptions.

Athol, Mass.—The Athol Board of Trade has appointed a committee which is to look into the housing question, espe-

cially with the view to the organization of a company to build model tenements.

Auburn, N. Y.—Auburn Associated Charities is much interested in the improvement of housing conditions in this city. Some little agitation has been made for a housing survey, but at a recent meeting of the Housing Committee, which is made up of representatives from the Associated Charities, the Housekeepers' Club, and the Parent Teachers' Association, it was decided that in view of the emergency of war and the patriotic demands on the time and money of the people of the city, no active campaign will be instituted at present. However, study groups have been formed for the investigation of the methods of work pursued by other cities in the improvement of their housing conditions.

Bratenahl, O.—Bratenahl officials have adopted an apartment and tenement house code, which went into effect on April 30th. According to this code the definition of a tenement house includes every building used or designed for use as a residence by two or more families. This includes terraces. It requires that all apartments more than one story must be either of steel or concrete construction. The lot occupancy is limited to 50% in the case of interior lots and to 75% in the case of corner lots, and that tenement houses must be built at least 8 feet away from the side lines.

Bristol, Conn.—As a part of its scheme to assist its employes to reduce the high cost of living, the Bristol Brass Company is erecting a new boarding house containing 80 rooms, with 40 baths, in which it will house, free of charge, the single men in its employ. Steam heat, electric light and other modern conveniences are to be provided. A completely equipped laundry is also to be installed.

For the married men a large number of modern homes have already been erected by the Company, and work is to be started on 70 more this spring. The occupants of the houses as well as of the boarding house will have their laundering done without cost, thus cutting down an item of the cost of living.

Bucyrus, O.—Perry R. MacNeille, architect, of New York City, addressed a gathering of some fifty business men of Bucyrus on March 2d, at the Chamber of Commerce, on the subject of housing with special reference to the needs of Bucyrus, which is facing a housing famine. Mr. MacNeille suggested a survey and the employment of an expert to assist in planning for the city's future growth.

Burlington, Vt.—Dr. F. J. Ellis, all-time health officer of Burlington, in his annual report urges a housing law for the city. More than two years ago a committee of public-spirited citizens made a survey of housing conditions of Burlington. The recommendations made at that time still hold good. Within the past year several single apartment houses have been converted into multiple dwellings, resulting in dark rooms and overcrowding. "It is obvious," says Dr. Ellis, "that the health of the city cannot be greatly improved unless some adequate steps are taken to better housing conditions.

Cambridge, Mass.—The Cambridge Anti-Tuberculosis Association has undertaken the publication of a series of leaflets to emphasize the principles of health and sanitation which are being set forth in a series of talks on health and hygiene to groups of mothers throughout the city. The first of these publications is a housing leaflet explaining the necessity for maintaining sanitary conditions in the home. In addition to the distribution of the leaflets at the talks, the various social agencies of Cambridge are co-operating in their dissemination. The Home Savings collectors are carrying them into the homes; teachers are using them in the schools, and the Technology School for Public Health Officers has asked for a supply for distribution.

Charleston, S. C.—At a meeting of the Board of Directors of the Chamber of Commerce, on March 27th, the plan of the Housing Committee to have constructed in Charleston a number of houses to be rented to persons at moderate rates was endorsed. For some time there has been a demand for low cost houses in Charleston. Real estate men having been unable to supply the demand, the Chamber of Commerce has

undertaken the enterprise. The Housing Committee has been given power to act in the name of the Chamber of Commerce, and work on the houses will probably be undertaken in the near future.

Charleston, W. Va.—A citizens' corporation has been formed with a capital stock of \$1,000,000 to build homes for the army of workingmen who will be required to construct and operate the Government \$20,000,000 Armor Plate and Projectile plant, for which Charleston has been chosen as the site. The sale of stock in the corporation in Charleston and Kanawaha county is limited to 1,000 shares, or \$100,000, the remaining \$900,000 to be outside capital, which is already practically assured.

Cleveland, O.—The Cleveland Chamber of Commerce is about to present to the City Council a "clean city code," which will provide for the maintenance of cleaner conditions throughout the city. The code defines dwelling houses, lodging houses, workshops, places of assembly, etc., and explains the proper construction and care of each type of building. It indicates what is essential in reference to stairways, lighting, ventilation, size of sleeping rooms, water supply, plumbing, etc. The code is a comprehensive one involving, besides building and housing regulations, a complete revision and enlargement of the sanitary code.

Columbia, Pa.—Housing conditions in Columbia have recently become the subject of much comment. The scarcity of desirable dwellings is a problem that must be faced with a satisfactory solution. In one week recently twenty-one applications for rentable houses were made to various real estate agencies, and while there were a number of houses for sale in the city there were, with the exception of a few which were unfit for habitation, none at all for rent.

Cumberland, Md.—A committee of citizens has been appointed by Mayor Koon to make a housing survey of Cumberland.

It has been rumored also that a contract has been let by the Kelly-Springfield Tire Company for the erection of 800

houses in a suburb of Cumberland in an effort to assist in the solution of the housing problem.

Elgin, Ill.—Elgin is to be made over into a “city beautiful” according to announcement made by the Elgin Commercial Club on March 1st. The Club has employed E. H. Bennett, of Chicago, one of America’s leading city planners, who is now preparing a comprehensive plan for the future development of Elgin. Among other radical changes in the present arrangement of the city which Mr. Bennett suggested are: Absolute separation of heavy industry and residence districts; building height restrictions; establishment of residential districts; establishment of retail and industrial districts; grouping of the railroad rights-of-way now running through the city into one right-of-way, and the erection of a union station. The working out of the plan will involve the expenditure of many millions of dollars.

Elizabeth, N. J.—The Chamber of Commerce of Elizabeth, N. J., is engaged in an investigation of methods pursued by other cities in furnishing housing facilities for large increases in population. It is said that there are nearly 3,000 men employed in Elizabeth who are unable to bring their families there because of lack of homes.

El Paso, Tex.—More than 2,000 disease breeding “jacades” or community houses, where poor Mexicans lived in the midst of filth and squalor, were torn down by the Health Department of El Paso during 1916 as a part of a persistent campaign against disease inaugurated by the department early in the year.

Hundreds of new tenements to house those evicted from the old buildings are being erected as a result. Enforced health board regulations have required all apartments to be above the street level and that all buildings must be of more substantial materials than tin, mud and scraps of lumber. Unfortunately, however, El Paso has no housing law, and the tenements therefore conform to no standard. Most of them are one story with rooms that are too small and insufficiently

lighted. They are generally without inside toilets and entirely without bathrooms.

However, an investigation of living conditions by a Federal inspector is in progress, and the Associated Charities and others interested in improving conditions are hopeful that his disclosures will bring about the enactment of a housing code.

Erie, Pa.—Recognition of the close relationship of the housing problem to civic development was given in the annual message of Erie's mayor. "The relationship between the home and the municipality," the message points out, "is such that what affects the one reacts upon the other. Perhaps the most serious situation confronting Erie at present is the lack of homes for our rapidly increasing population. This has resulted in abnormally high rents.

"Erie's capital and energies have been so absorbed in industrial development that the building of small houses has not kept pace with the city's progress. Much is hoped for along this line from the labors of the Erie Improved Housing Committee appointed from the Board of Commerce.

"It is apparent that an extension of the city limits is desirable and necessary. * * * Proper transportation facilities should also be provided at once for the outlying sections of the city as well as plans for future extensions of street car lines when the city limits shall have been extended."

Evanston, Ill.—Through a survey of living conditions made under the auspices of the Health Department bad conditions of overcrowding and insanitary housing in general have been uncovered, and local papers are urging that the survey be followed up with active efforts at improvement.

Fitchburg, Mass.—Arthur C. Comey, architect and city planner, has been employed by the Municipal Development Commission to make a survey of Fitchburg for the purpose of discovering the facts about housing conditions in Fitchburg and to make recommendations accordingly. It is planned to have Mr. Comey's report and recommendations available for the Committee on Legislative Affairs of the City Council when that Committee begins its work of drafting new ordi-

nances. Although not so badly situated as to housing as some other Massachusetts cities, Fitchburg has its tenement house evils. In some cases the houses are not provided with proper sanitary conveniences; in other cases there is poor protection against fire, and in other instances overcrowding. It is to find out these things and to suggest the remedies from the point of the view of the expert that Mr. Comey has been employed.

Flint, Mich.—"If Flint had twice as many residences as it now has it would not have a residence for every family. Flint needs a good housing law, and a stringent enforcement of that law. Without it your citizens cannot rear their children as they should be reared." This statement was made by Dr. Victor C. Vaughn, Dean of the Medical Department of the University of Michigan, in addressing the Flint Board of Commerce recently.

Dr. Vaughn spoke of the progress that is being made in reducing the death rate of the nation through sanitary regulations, and gave figures substantiating the claim that the health of cities where there are properly enforced health regulations has been markedly improved in the last fifteen years.

Franklin, Pa.—A joint meeting of the Industrial Expansion Committee and Housing Committee of the Board of Trade has been asked to take up for consideration the housing problem in Franklin.

The Housing Committee presented to the meeting of the directors held on March 26th a very complete and elaborate study of the problem including a detailed plan for providing for more houses, but because of the unsettled conditions prevailing just now on account of the war and the probability that investment money would be hard to get to carry the proposition into effect, the Board of Directors voted to postpone consideration of the report until some future time. Under the stimulus of renewed appeal, however, from the Industrial Expansion Committee, the Housing Committee has decided to re-open its propositions.

Greenville, S. C.—Several mills in Greenville have given notice to their employes that during the present crisis there

will be no charge made for house rent. The Belton and Pelzer Mills inaugurated this policy some time ago, and since that time others have followed suit.

Harrisburg, Pa.—Housing conditions in Harrisburg have become such that virtually every civic and charitable organization in the city has agreed to respond to the call of Dr. John M. J. Raunick for co-operation in an effort to better them. Dr. Raunick has appeared before the City Council to urge housing legislation. He is backed by the Chamber of Commerce, the Associated Aid Societies, the Civic Club and the Municipal League.

Haverhill, Mass.—A solution of Haverhill's housing problem is promised through the co-operation of the local banks with prominent citizens and out-of-town contractors in an experiment in low-cost housing. The erection of ten or fifteen tenement buildings is contemplated in the near future.

Joliet, Ill.—Housing conditions in Joliet have reached an acute stage. A recent canvass of the city real estate operators and renting agents revealed the fact that there were but seven vacant houses in the city, while the population is steadily increasing. The Joliet Real Estate Board is taking an active interest in the problem, having devoted the programme at its March meeting to a consideration of the subject.

Joplin, Mo.—Joplin's Building Inspector, J. W. Comerford, is taking vigorous measures to provide safe and sanitary homes in the poorer districts of the city. In his annual report, presented in March, Mr. Comerford states that all building inspectors are instructed to require owners of unsafe and insanitary dwellings to equip the buildings with adequate fire escapes and to install a sufficient number of washrooms and toilets. In pointing out the necessity for such measures Mr. Comerford described one case which he had discovered where 80 persons, men, women and children, were making their home in one tumbledown building provided with but one washroom.

Kokomo, Ind.—The Kokomo Chamber of Commerce has taken up the matter of providing more and better housing

facilities. A plan for building 500 new houses this year is being worked out.

Lebanon, Pa.—The Lebanon Chamber of Commerce has taken up the question of organizing a stock company to build 100 homes to take care of the shortage in houses. A committee has been appointed which will seek to interest local and foreign capital in the undertaking.

Lexington, Ky.—In line with its policy to improve housing conditions in Lexington, the Board of Public Works, through Building Inspector Thomas McKenna, has served notice upon a number of owners of uninhabitable dwellings, many of which have been condemned and ordered torn down or repaired. In most instances the owners, after conference with the building inspector, have complied with his orders. It is expected that during the year a decided improvement will be noticeable in housing conditions in the tenement district.

Lorain, Ohio.—A complete survey of Lorain made by the Housing Committee of the Lorain Chamber of Commerce has developed the fact that 1,000 families are living in two and three-room houses, and that 2,000 new houses will be needed here by July 1st.

A Detroit realty syndicate recently purchased 150 acres near Lorain which is to be converted into approximately 1,250 lots on which homes are to be erected for employees of the American Sheet and Tin Plate Company. The building of 250 homes will start at once.

Lockport, N. Y.—One hundred homes in one hundred days has been adopted by the Lockport Homes Company as its slogan in a campaign for subscription funds, which is meeting with great success. So far \$48,600 has been subscribed toward the endeavor; a total of \$100,000 is necessary before work is started. Options on several big plots of land have been taken, and a general plan has been developed for swinging the enterprise. The homes will be erected in units of ten, one being put up each day. They will sell at cost and range in price from \$2,300 to \$2,600. The housing committee appointed in February by Vice-President Lewis G. Merritt of

the Board of Commerce is responsible for the organization of the company.

Mansfield, Mass.—In order to assist men and women who are coming to the city to work in the new industries to find proper living quarters, the Mansfield Board of Trade recently established a room registry. The Board has also taken up a study of the problem of providing sufficient boarding houses and rooming facilities for incoming workers.

Marietta, Ohio.—An effort is being made to interest Marietta capitalists in the erection of moderate priced homes for sale or renting purposes. A recent investigation undertaken by the Housing Committee of the Chamber of Commerce revealed the fact that the number of vacant houses is inadequate to care for the expansion of the city's population. In its survey the Chamber enlisted the aid of the city's mail carriers, who reported the number of vacant houses on their respective routes.

Merrimac, Mass.—Through the efforts of the Merrimac Board of Trade the housing problem here bids fair soon to be settled. A Boston firm, after conference with the Board of Trade, has purchased land on East Main Street sufficient for about 120 house lots.

Millburn, N. J.—Miss Udetta D. Brown began a survey of housing conditions in the village section of Millburn on March 14th. The purpose of the survey, which was authorized by the Township Commission, is to ascertain if the State Tenement House Laws are being violated in the village. If violations are revealed the State Department will be notified by the Township and asked to take action.

Montour Falls, N. Y.—The Shepard Electric Crane & Hoist Co. is taking an active interest in the question of industrial housing. The housing problem in Montour Falls is acute, and the company is willing to do its part toward its solution.

Muskegon, Mich.—Houses and living quarters for 1,000 of its employes erected some years ago by the Brunswick-

Balke-Collender Company at its plant in Big Bay, Michigan, proved so successful that it is following suit in the extension of its Muskegon plant. Forty-eight double houses, each of a different pattern, are in process of construction.

Newark, N. J.—Better housing, rather than a memorial building to mark Newark's centennial, was one of the things urged by State Senator Edmund Burke Osborne, speaking at the fourteenth annual banquet of the Clinton Hill Improvement Association recently. Senator Osborne spoke on "Newark's Greatest Needs," and prophesied a million inhabitants for the city if all the needs were met by proper measures.

Since the occasion of Senator Osbornes' address, Mayor Raymond has appointed a Housing Committee to investigate living conditions in the city. Assurances of the co-operation of the City Planning Commission, Common Council, Health Board and manufacturers have been received.

The Essex County Building and Loan League recently sent a delegate to the Board of Health, asking that the present Sanitary Code be amended so as to place responsibility on the tenant as well as upon the landlord of a dwelling in which insanitary conditions exist.

New Bedford, Mass.—The New Bedford Charity Organization Society has taken the initiative in a movement for the improvement of housing conditions here. At the invitation of the society, Lawrence Veiller visited the city on March 27th for the purpose of conferring with its newly formed housing committee and its board of directors as to the most effective measures to take.

Except as an educational measure, Mr. Veiller advised against a survey as expensive and unnecessary as long as the committee already has in hand the knowledge of conditions as they exist. He advocated instead agitation for housing legislation. He suggested, also, publication for distribution among those living in the districts in which bad housing conditions prevail of a pamphlet setting forth the fundamental principles of household sanitation. This suggestion was passed on to the Board of Health, which now has such a pamphlet in the course of preparation.

Newburyport, Mass.—There is pressing need here for improved tenements or detached houses that can be rented for a moderate cost. Concerted effort on the part of organizations and citizens in general in order to improve housing conditions is being urged by the Newburyport press.

New Castle, Del.—Rumors are current to the effect that industrial plants in this city are planning to build about 500 homes in which to house their employees who are now forced to travel to Delaware City or Wilmington to live.

New Haven, Conn.—According to a report submitted by Louis M. Gompertz, President of the Board of Health, the growth of New Haven demands an increase in the number of sanitary inspectors.

The importance of the inspection of tenement houses with the view to enforcing the State laws and city ordinances covering sanitary conditions cannot be over-estimated, according to Mr. Gompertz.

Oil City, Pa.—Oil City needs from 200 to 300 houses to care for its expanding population. Oil City manufacturing plants are facing a serious situation due to the need for an increased number of workmen, whom they are unable to bring to the city owing to the lack of proper housing facilities. Men engaged in the real estate business are of the opinion that the moneyed men of the community must come to the rescue of the manufacturers in the present crisis.

Omaha, Neb.—Some startling discoveries of bad housing conditions have been made by the Welfare Board. In 108 houses investigated but three bathrooms were found, and in many places plumbing conditions were unspeakable. Sixty-nine houses had no sewer connections; insufficient sinks were found in 40 places; 13 houses had no city water. Inside rooms with no ventilation, unsafe construction, damp basements and leaking roofs, contaminated wells and cisterns, were among the conditions uncovered by the investigators.

Owensboro, Ky.—Due to the coming of new industrial enterprises to the city and additions to the payrolls of the old companies, Owensboro suffers a growing need for hous-

ing accommodations. The problem has been taken up by the Board of Directors of the Industrial Club.

Paterson, N. J.—Dr. James M. Stewart retired on March 28th as a member of the State Tenement House Commission, on which he had served since its inception thirteen years ago. While his retirement was not unexpected to the other members of the Board, it was accepted with deep regret, and a resolution expressing their appreciation of his services was drawn up.

Phoenix, Ariz.—A dearth of housing facilities exists in Phoenix. Prominent business men are urging the immediate erection of more apartment houses and small cottages.

Pittsburgh, Pa.—The Pittsburgh Real Estate Board has become actively interested in the housing problem after having observed the excellent work accomplished by the Minneapolis Real Estate Board in backing the passage of the recent housing ordinance in Minneapolis. On March 21st a committee from the Real Estate Board and one from the Pittsburgh Housing Conference held a joint meeting, out of which will probably grow a larger movement which will embrace all other organizations in the Pittsburgh district interested in housing.

The purpose of the Housing Committee of the Real Estate Board has been set forth by Edward D. Seitz, a prominent member of that board, as "an endeavor to discover the good points of housing in Pittsburgh with a view to holding them up as examples of what has been done, and then through education and persuasion to try to bring the poorer housing conditions up to the higher standard." It will not be the purpose, necessarily, of this committee to supervise the organization of a stock company to erect houses, but rather to make a general survey, collect pertinent data on housing conditions both in Pittsburgh and elsewhere, thus to be in a position intelligently to place the same before industrial concerns, philanthropists, or those seeking investment. It is hoped that by this method something tangible will eventually be accomplished by the building of suitable homes for workingmen.

Portland, Ore.—Portland realty men, moved to action by the need of constructive legislation along the lines of a new housing code, have through Frank L. McGuire, president of the Realty Board, appointed a committee of five members to secure the passage of the code which has lain dormant for two years in the hands of the City Commissioners. The Commissioner responsible for the fate of the code is reported to have said that there must be a strong demand for a new housing code before he would go ahead with it. It is this strong demand which the newly appointed committee proposes to create.

Portsmouth, Va.—That Portsmouth is now facing the most serious shortage of rentable houses and apartments in its history was the statement recently of a prominent real estate man. The same condition exists as to boarding and rooming houses, due to the large amount of work in the Government works and local industries.

Quincy, Ill.—At the annual meeting of the Civic Improvement League, on March 14th, the question of bad housing was taken up. Rev. Lyman M. Greenman, pastor of the Unitarian Church, who has made a study of housing conditions, gave a talk on the subject in which he pointed out the deplorable conditions existing in various sections of the city. He pointed out a number of instances where vaults are used in violation of the law, and stated that out of 272 deaths from tuberculosis in the last five years 167 occurred in the districts where bad housing conditions exist. He stated also that three-fourths of the delinquent children in a city the size of Quincy came from houses that should have been torn down, and that out of 50 backward children in the schools of Quincy 43 came from the low-rent districts.

Quincy, Mass.—To arrange for some effective way to take care of the influx of workmen at the Fore River yard, due to the increased amount of government work now under way, a gathering of real estate men was held recently in the City Hall. The matter of housing these workmen was thoroughly discussed and resulted in the appointment of a committee to meet with the officers of the Fore River Corporation to learn

just what will be necessary in the way of housing and then to provide for it.

Rochester, N. Y.—A report on boarding and rooming houses submitted by the Industrial Committee of the Y. W. C. A. has just been made public. A survey made by the Committee showed the employment of some 11,000 women and minors in Rochester factories, and of several thousand more in office work and mercantile establishments. An inquiry into the living conditions of 500 girls enrolled in Y. W. C. A. industrial clubs forces the Committee to the following conclusions:

1. Until Rochester has a housing law and means of enforcing it no permanent improvement can be made.

2. Until continuous supervision is provided by law for boarding houses taking a number of people, no protection can be given a strange girl, since any recommended list of boarding houses changes constantly.

3. Until we have some way of checking up people under the law we cannot hope to know the kind of boarding houses run in Rochester.

4. There are too few places that are clean and attractive for women who are unable to pay more than \$2 a week.

5. Most of the down-town boarding houses are unspeakably gloomy, dirty and dangerous to the health and morals of young girls.

The report finally recommends that a city-wide committee should be appointed to investigate ways and means of improving the boarding-house situation for both men and women, and says the committee should serve until specific legislative action be brought about.

The United Charities of Rochester, also, is taking great interest in the housing problem, and is agitating for an exhaustive survey of the city by an expert.

Rockford, Ill.—The Rockford Real Estate Board is taking steps to enlist the co-operation of manufacturers and real estate men in general in the solution of Rockford's housing problem, which arises from the lack of proper housing faci-

ities for the growing population. A canvass of the members of the Real Estate Board at a recent meeting showed that 83 houses were in course of construction or about to be begun. Official figures show that 66 new families had moved into Rockford in the two weeks previous, while not more than three had left the city. The Board is contemplating co-operation with the national "Buy a Home" week movement.

Roslindale, Mass.—That the "three-decker" dwelling must not be permitted to destroy the appearance of the residential section of Roslindale was the opinion expressed at a meeting of the Roslindale Citizens' Association on March 24th when it was voted to send a communication to the City Council asking that further building of "three-deckers" be prohibited.

Sandusky, Ohio.—The Trustees of the Federated Commercial Club at a recent meeting took up the subject of the housing problem arising from the need of manufacturers to increase their labor forces by 500 men. It is impossible at present to bring these men to the city owing to the lack of housing facilities. Plans to finance the building of a number of homes are under consideration.

San Francisco, Cal.—A group of local business men have acquired a large tract of land in Visitacion Valley, where the Southern Pacific Company is to spend nearly a million dollars in the increase of its yard facilities. It is to be used for the erection of 1,000 homes. Each house is to have a $33\frac{1}{3}$ -foot lot. The streets will be improved and playgrounds provided. The homes will be placed on the market on extremely low terms.

St. Joseph, Mich.—The Chamber of Commerce has taken hold of the housing problem created by the influx of some 300 workmen and their families, brought to the city by the Auto Specialty Company, and has proposed the organization of a \$50,000 housing corporation to build the required number of homes.

St. Joseph, Mo.—In the hope of solving the housing problem, which is a pressing one, the Chamber of Commerce of St. Joseph, has endorsed a \$50,000 corporation, being formed

of business men of the city. The purpose of the new corporation is to build rentable houses, and also to offer them for sale to small purchasers.

St. Paul, Minn.—The St. Paul Association for the Betterment of Housing Conditions will undertake the erection of a group of model houses for workingmen. The enterprise will be conducted by a special subdivision of the Association, which will form a corporation capitalized at between \$20,000 and \$30,000. The plan as outlined involves the erection of six or eight houses to a block with plenty of room for lawn space in the front and garden plots at the rear; the houses to rent at from \$10 to \$16 a month.

The plan has been germinating in St. Paul for some time, and was urged upon the Association by Dr. Carol Aronovici, who is conducting a housing survey of St. Paul under the auspices of the Wilder Charities Board. Dr. Aronovici began his preliminary survey on March 1st. The actual field work began early in April.

Savannah, Ga.—Club women of Savannah are endeavoring to promote the betterment of housing conditions among the negro population. The appointment of a non-political and non-partisan committee to investigate the housing of the negroes and to urge the enactment of adequate housing laws has been recommended to the City Council.

Schenectady, N. Y.—The Real Estate Board, urged to action by the increasing acuteness of Schenectady's house famine, has appointed a committee, of which Max M. Oppenheim is chairman, which is negotiating with architects in the hope of working out some scheme of industrial housing which will relieve the situation. Conditions are such that the Aluminum Company has been forced to lease the Franklin House, an old hotel, for the accommodation of a number of East Indians and Syrians whom they have recently employed.

Shelton, Conn.—At a meeting of citizens held at the Chamber of Commerce early in February a movement was initiated which it is hoped will result in a decided improvement in housing conditions in Shelton. At this time a committee was

appointed to investigate the full extent of the housing problem and to center the co-operation of all in an attempt to realize the slogan of the new movement "One Hundred New Homes by June 1st." The committee has gathered plans and data concerning the best type of workingmen's homes, and is agitating the formation of a permanent association for the boosting of Shelton, which would have for one of its objects the solution of the housing problem.

South Bend, Ind.—Since the launching by the News-Times last spring of a campaign for the improvement of housing conditions in South Bend, the city has been making rapid strides in this field. After a strenuous newspaper fight, extending over a period of ten months, a government inspector was brought to the city by the Health Board for the purpose of making a housing survey. He investigated conditions in 1,000 homes in the congested districts of the city, and his report with recommendations is now in the hands of government printers.

Upon the heels of this investigation came the announcement of the Studebaker Manufacturing Company that it would move its Detroit plant to South Bend, thus bringing to the city from 500 to 1,000 workmen and their families.

A serious house shortage was foreseen, and the Chamber of Commerce and the South Bend Real Estate Board at once took the problem in hand, with the result that the South Bend Homes Company has been organized and \$65,000 worth of stock has been sold, with the prospect that this amount will increase rapidly to \$100,000. The Studebaker Corporation itself is the largest subscriber of stock to date; it made an initial subscription for \$25,000.

Investigations have satisfied those back of the movement that it is preferable to build houses for sale rather than for rent, and, according to present plans, this policy will be adopted.

Springdale, Mass.—The Stamford Rolling Mills has under consideration plans to improve the housing situation in Springdale, the idea being to erect small houses, to be rented to employees at the lowest possible price.

Springfield, Mass.—The Landlords' Protective Association of Springfield, at a meeting in January voted unanimously that the association go on record as favoring a general increase of rent of all tenements owned by the members of the association. It was pointed out among the reasons presented that the same rent is being charged in many cases as was charged twenty-five years ago while the cost of maintaining tenements has gone up materially.

Stonington, Conn.—The need of more cottages and tenements and of boarding houses as well was never more apparent in Stonington than at present. The labor problem, which is serious enough, is aggravated by the lack of accommodations.

Toledo, Ohio.—Looking toward the solution of the housing problem, the Toledo Welfare Commission will learn whether the city has the right to build municipal houses on its land, as has been proposed by the housing committee. The legality of the plan has been questioned, and Mayor Milroy and Law Director Commager will investigate.

In the meantime, several private agencies are contributing toward the solution of the problem. The Irving B. Hiatt Company has offered to aid workingmen to purchase a lot and build a home on easy terms in the new Hiatt East Toledo addition, and the newly formed Co-operative Ready-cut House Company, with its associate the Co-operative Realty Company, have already sold to working people 96 lots on a "build your own house and pay as you go" basis. The lots were sold at prices ranging from \$200 to \$400, and the company supplies building materials ready cut for the house, furnishing also instructions and, when necessary, labor.

Troy, Ohio.—A meeting of business and factory men was held on the evening of March 15th in the office of J. G. Weatherly, of the Chamber of Commerce, to consider the housing problem of Troy. The idea of erecting houses for sale on easy terms was presented and discussed at some length.

Tulsa, Okla.—The Cosden Company will build a model community for employees of its large oil refinery in West

Tulsa, according to official announcement made on March 10th. A tract of land has been purchased and is being laid out by a landscape architect. The 20 or 30 dwellings that will be erected are to be sold on easy terms or rented at reasonable prices.

Uniontown, Pa.—The Health Board of Uniontown, in its annual report for 1916, recommends the passage of a local housing ordinance in order to bring about the improvement of housing conditions.

Waterbury, Conn.—Progress is being made in the solution of Waterbury's housing problem. Extensive building operations will be carried on in spite of the war. One of the realty companies in the city has contracted to erect during the summer 350 houses, to be disposed of, it is understood, to employes of the Chase Metal Works. The buildings are to be 5 and 6-room frame structures on lots 50 feet wide and 110 to 150 feet deep. When the group has been completed, Waterbury will have a new and attractive suburb with a community business center, athletic field and recreation park. One hundred and thirteen houses have already been erected for the Scoville Manufacturing Company, and 32 more are under way. The American Brass Company has built 22 houses and has 23 more under construction.

Wayne, Mich.—With the completion of the Harrison Motors Company plant and the employment of 1,000 men a serious problem is facing the village. The town has no sewer system, and no lighting or water system. The housing of 1,000 workingmen is also a very serious problem. Temporarily many of them will have to live in Detroit. Many hundreds of houses will have to be built before Wayne can take care of her new citizens within her own borders.

Wilmington, Del.—In the determination to aid their employes who have been handicapped in securing houses in Chester and this city, the General Chemical Company at Claymont is reported to be planning to erect a number of dwellings for their workers. According to rumors, the Company has already purchased a large tract of land near the plant at Clay-

mont and rows of two-story dwellings are to be erected on the site.

Youngstown, Ohio.—A housing project involving an outlay of possibly a million dollars is proposed by the Youngstown Sheet & Tube Company through a subsidiary corporation to be known as the Buckeye Land Company. The Youngstown Sheet & Tube Company recently paid \$300,000 for 250 acres of land on which its housing project will be developed. On a part of the tract near East Youngstown small modern homes for rent to foreign employees will be erected. On the other side of the river a large acreage will be platted for high-class home building for higher paid employes. A park and playground will be features of the plan and strict building regulations will be laid down. John Nolen has been retained by the Company to develop the plot. His work will be completed in a few weeks, after which actual construction will be begun.

NATIONAL HOUSING ASSOCIATION PUBLICATIONS*

WHAT BAD HOUSING MEANS TO THE COMMUNITY—5TH EDITION
By ALBION FELLOWS BACON. No. 6.

TEACHING THE TENANT—2D EDITION
By JOHANNA VON WAGNER. No. 8

HOUSING AND HEALTH—3D EDITION
By LAWRENCE VEILLER. No. 9

THE SURVEY AND THE SMALLER CITY
By GEORGE THOMAS PALMER. No. 10

THE EFFECT OF A HOUSING LAW
By ALFRED T. WHITE. No. 22

SMALL HOUSES WITHIN THE CITY LIMITS FOR UNSKILLED
WAGE EARNERS—2D EDITION
By GEORGE M. STERNBERG, M.D., LL.D. No. 27

HOW ONE CITY GOT BETTER HOUSING
By LEWIS T. WILMARTH. No. 30

BRIEF LIST OF BOOKS ON HOUSING AND CITY PLANNING.
No. 32. Gratis

THE RELATION OF HOUSING TO THE PUBLIC HEALTH MOVE-
MENT
By LAWRENCE VEILLER. No. 33

LOW PRICED HOUSING FOR WAGE EARNERS
By JACOB G. SCHMIDLAPP. No. 34. 10 cents

Single copies of the above pamphlets may be obtained from the National Housing Association, 105 East 22d Street, New York City, for five cents, or four cents each by the hundred, with the exception of No. 34, which sells for 10 cents a copy.

Other Pamphlets in preparation.

HOUSING PROBLEMS IN AMERICA

Proceedings of the Second National Conference on Housing
in America. Cloth bound. \$2.00 postpaid.

Proceedings of the Fourth National Conference on Housing
in America. Cloth bound. \$1.50 postpaid.

Proceedings of the Fifth National Conference on Housing
in America. Cloth bound. \$2.50 postpaid.

* This list does not include those publications which are out of print.

Housing Betterment

SEPTEMBER, 1917

A Journal of Housing Advance

Issued Quarterly by
The National Housing Association

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No. 3

TO OUR MEMBERS.

This year's Housing Conference to be held at Chicago promises to be one of the most interesting and successful of all our Conferences. The date is October 15th to 17th, place Chicago; headquarters Hotel LaSalle. All the meetings will be held in this hotel. We advise you to make your room reservations now. The Preliminary Programme has already been sent to members. Additional copies may be had on application.

A SUCCESSFUL EXPERIMENT.

In the successful introduction of a "visiting housekeeper" into the scheme of civic improvement, the Woman's Municipal League of Lawrence, Mass., has accomplished a noteworthy piece of work in the field of housing reform.

In 1915 the city adopted a new tenement house law which insured better dwellings for the future but which affected but little a heritage of old and insanitary tenements. These dwellings, like their counterparts in most other communities, had come to be occupied by families more or less recently arrived in this country and consequently unfamiliar with those standards and habits of living which tend to counteract the evil influences of darkness and dirt.

Among these tenements and their tenants the housing committee of the Women's Municipal League recognized an opportunity for constructive work. Tenants needed education and tenements needed repairs and protection. Some-

thing other than the cursory and intermittent inspections by the health department was required and the board of health needed encouragement to bring that something about.

Accordingly the committee developed the plan of bringing to the city a competent woman with some social training to work in the capacity of visiting housekeeper under the direct supervision of the league. Her services were offered to all tenement house owners at two dollars and a half per year per tenement with the following stipulations:

Landlords:—

- To keep property in repair.
- To see that proper waste receptacles are provided.
- To enforce regulations.

Visiting housekeeper:—

- To teach tenants to follow regulations.
- To teach care of water pipes and drains.

Woman's Municipal League:—

- To have oversight of housekeeper.
- To keep card catalogue of all houses under their supervision.
- To notify owners of needed repairs.

It was not difficult to impress landlords with the value of such an arrangement. Out of a large group who accepted the opportunity only one has failed to keep his property in repair and been dropped from the list. The others respond readily to the league's suggestions and are willing to testify that the saving of wear and tear on the tenements and the reduction of the fire risk more than repay the expense of the housekeeper.

The agent for the respective tenements makes the first visit with the housekeeper, introduces her to his tenants and tacks in a conspicuous place a placard, 8 x 11, with the following regulations printed in the language of the tenant:

Tenants are required:—

- To scrub kitchen floors once a week.
- To scrub toilets once a week.
- To throw no water on the floors.

To sweep hall and flight of stairs twice a week.
To wash halls and flight of stairs once a week.
To keep garbage in a covered can.
To keep all waste in barrels.
To throw no water or waste from windows or piazzas.
To keep yards clean.
To keep cellars clean.

The Visiting Housekeeper, armed with scrubbing brush, cleaning powder and a putty knife and necessary instruments to remove the accumulated dirt, shows the tenant how to follow the directions. Subsequent visits are made as frequently as necessary to see that the rules are obeyed. Once their confidence is gained, the tenants are quite willing to follow instructions. Even the children prove eager aids to the housekeeper.

Landlords are notified at once of all necessary repairs. Only repairs relating to sanitation, health and safety are required: i.e., leaks in sinks and toilets, broken stairs and windows, whitewashing, etc.

The scheme is one of reciprocity, with the housekeeper as the go-between. If the tenants keep things clean, the landlord is asked to keep the tenement in repair; if the landlord does his share in this respect, the tenant is required to respond.

But the value of the visiting housekeeper as a social agent does not stop here. Her intimate acquaintance with the families with whom she has been brought into contact has enabled her in numerous instances to bring other social agencies into touch with cases needing their ministrations.

Lawrence is further fortunate in having a progressive and co-operative board of health which has watched closely the work of the housekeeper and is now considering taking it over, believing it to be too valuable a community service to be confined to a group of selected tenements.

A NEWSPAPER AS HOUSING REFORMER.

Recommendations admirably sustaining the tenets of advanced housing reform are set forth by Dr. Carroll Fox, government expert, in the report of his housing and sanitary survey of South Bend, Indiana, recently issued from the government press.

Dr. Fox's survey of some 500 houses in selected districts of South Bend followed a prolonged agitation on the part of the South Bend News-Times through a series of articles by Miss Elinor Wolf exposing deplorable conditions in the congested sections of the city, where neglect, indifference and lack of understanding had combined to foster some of the worst housing evils. Civic clubs and other organizations of the city were finally awakened to the significance of the situation and an aroused public opinion brought about the passage of an ordinance by the city council appropriating \$2,000, to make a survey.

After emphasizing the importance of discouraging the erection of tenement houses as against the detached dwelling, Dr. Fox goes on to say that in cases where a house is occupied by more than one family "each family should be provided with a separate entrance and separate toilet facilities. The minimum plumbing fixtures in any house should be one flush closet and one sink for each family. Any house which is not worth the expense of making such improvement is not fit to live in."

"The insanitary privy," he further states, "should be abolished. It should be prohibited to open up any district within the city limits for building purposes until sewers and water mains are laid."

Two evils which Dr. Fox found to be particularly entrenched in South Bend—which has an unusually large foreign element—was the boarder and lodger evil and the dilapidated alley dwelling. His observations in these respects elicited the following recommendations:

"Adequate ordinances should be promulgated requiring a license to conduct a boarding or lodging house and defining overcrowding, i. e. light, ventilation and cubic air space for

each individual in the case of houses used as above, as well as in those instances where single dwellings are being used for two or more families. Adequate toilet facilities should also be provided for. Inside rooms should be prohibited.

"It should be prohibited to erect or move a house on to any rear lot or lot facing an alley.

"It should be prohibited to erect or to move any house on to a lot facing a court. The presence of courts should not be tolerated."

Dr. Fox's concluding suggestion is the employment of a corps of visiting nurses by the health department, who, "during their visits to the homes for various purposes could act as educators and instruct the people in the right way of living."

Of broader interest than to the citizens of South Bend alone is his recommendation that the Indiana housing law be amended so that its provisions shall apply to lodging houses, boarding houses, etc., and that the procedure to be taken in the condemnation and vacation of insanitary or unsafe buildings should be simplified.

The report of the government expert furnished ample justification for the agitation on the part of the News-Times, which offers an admirable example of the power for good which a newspaper with the proper social viewpoint may wield in the field of social reform.

THE PITTSBURGH HOUSING INSTITUTE.

The one-day housing institute held at Pittsburgh on June 8th in conjunction with the National Conference of Charities and Corrections and under the joint auspices of the National Housing Association, the Pennsylvania Housing and Town Planning Association and the Pittsburgh Housing Institute was eminently successful.

Notices of the institute sent out from the National Housing Association office to members and other interested persons throughout Pennsylvania and contiguous states brought forth a total registered attendance of 136, representative of such a diversity of interests as to afford an excellent illustration of the wide ramifications of the housing problem.

Industrial housing having been announced as the main topic for discussion, the conference attracted 21 representatives from 19 of the country's large industrial concerns which have been brought face to face, largely through war conditions, with the problem of housing their employes. Other interests which were represented may be classified as follows: Chambers of commerce, seven; real estate boards, four; housing organizations, associated charities, settlements and other charitable enterprises, forty; women's clubs, five; architects, four; engineers one; contractors, one; miscellaneous, fifty-three.

Among the industrial concerns which sent delegates were the Carnegie Steel Company, Ben Avon, Pa.; the Bethlehem Steel Company, Sparrows Point, Md.; the National Carbon Company, Cleveland, O.; the Youngstown Sheet and Tube Co., Youngstown, O.; the Firestone Tire and Rubber Co., Akron, O.; the Rome Brass and Copper Co., Rome, N. Y.; the International Mill and Lumber Co., Bay City, Mich.; the Westinghouse Electric and Manufacturing Co., East Pittsburgh, Pa.; the Hazel Atlas Glass Co., Washington, Pa.; Armour and Co., Chicago; Trojan Powder Co., Allentown, Pa.; Kistler, Lesh and Co., Lock Haven, Pa.; American Rolling Mill Co., Middletown, O.; the Midland Improvement Co., Midland, Pa.; and the Bessemer & Erie Rwy. Co., Greenville, Pa.

Lawrence Veiller presided at the several sessions which were three in number, morning, luncheon and afternoon. A miscellany of subjects was taken up at the morning session, including Negro Housing, Friendly Rent Collecting and the Relation of the Social Worker to the Housing Problem. Zoning and Districting were the principal topics at luncheon. The entire afternoon session was devoted to the several aspects of the problem of Industrial Housing and was marked by lively and practical discussion.

MASSACHUSETTS LAUNCHES INDUSTRIAL HOUSING ENTERPRISE.

The Massachusetts Legislature has passed the bill which authorizes the Homestead Commission to proceed with its experiment in low-cost housing—an experiment by which the Home-

stead Commission hopes eventually to bring about "the elimination of the slum from Massachusetts industrial centers."

An appropriation of \$50,000—in place of the \$100,000 for which the original bill provided—has been granted the Commission, and the Governor's executive council, which passes upon warrants before money can be taken from the state treasury, has voted \$2,500 with which to carry out the initial steps of the experiment.

Arthur C. Comey of Cambridge has been selected to supervise the development of the plans and the construction of the buildings and the Commission has been authorized to make arrangements with Kilham & Hopkins, architects, for the preparation of plans, at \$100 each, for from 12 to 20 houses.

The Commission has options on fourteen parcels of land in Lowell which has been selected as the scene for the experiment because it is believed that the population of that city is more truly typical of America than that of any other textile city, and because it has been found that the people of that city are home builders to a greater extent than those of any of the other big manufacturing centers.

It is said that the actual construction will begin just as soon as a decision has been reached with regard to the type of dwelling to be erected. The ideal which the Commission is standing out for is a dwelling of five rooms that can be built for \$2,000 and sold on monthly installments of \$15.

Henry Sterling, secretary of the Commission, has been quoted as stating that "the plan is entirely feasible and can be put into operation at no cost to the state and none to the workingman who adopts it as a method of obtaining a home, for he pays rent now and will pay rent in the future, the only difference being that the rental he pays under the Homestead act will go to himself, since in the end he will own the property."

MODEL LABOR CAMPS.

Unique and commendable was the service rendered this summer by the State Commission of Housing and Immigration of California through its new Department of Labor Camp

Sanitation. Early in the season the commission announced that through this department it would hold itself in readiness to aid all farmers in California to install model labor camps in order that labor might be stabilized during the harvest season.

Justifying the efforts of the commission many requests were received from farmers who desired to establish sanitary and model housing conditions for their workers.

The Department of Labor Camp Sanitation, according to the announcements sent out, is prepared to do, upon request, the following three things:

To send, free of charge, the Advisory Pamphlet on Camp Sanitation and Housing, requests to be sent to the State Commission of Immigration and Housing, 215 Underwood Building, San Francisco.

To send trained experts, on request, to assist and to supervise in the installation of housing and camp facilities. The itineraries of these experts to be regulated, according to importance of work and priority of requests.

To furnish special written opinions and advice to meet emergency needs before experts arrive in the field, and where the general pamphlet directions do not cover local conditions.

THE PROBLEM OF NEGRO HOUSING.

"We think we are solving the problem of negro housing and 5%," asserts one of the officers of the Whittier Center Housing Company of Philadelphia, which, on July 1, declared dividends on a group of seven two-family houses comprising the first, and so far the only building operation for negroes in that city.

The houses were completed in November, 1916. More than 200 applications were received for the 14 available apartments and at no time since has there been any question of their popularity. Nor is their financial success any less assured. Only 18 of the 500 shares of stock issued by the company remain and only the uncertain prices of building materials and labor have restrained the directors from consideration of two offers for the erection of other groups of houses.

The plan on which the houses were built is similar to that used by the Octavia Hill Association in the construction of its Kensington houses and also along the lines of the houses constructed by the Washington Sanitary Improvement Company, Washington, D. C. The houses are of brick and each apartment consists of three rooms and bath. The kitchens are equipped with ranges, sink and laundry tray. They are rented on a weekly basis, \$3.50 per week being charged for those fronting on one street and \$3.00 per week for those fronting the other. At the end of the year, one month's rent will be returned to the tenants who have required no interior repairs.

Following is a statement of the expected annual earnings and net returns of the company:

Annual Income	\$2,366.00	
Expenses:		
Taxes	\$195.00	
Water Rent	56.00	
Insurance	8.40	
Allowed to Tenants (4		
weeks' rent)	182.00	
Cost of Management	177.50	
	<hr/>	618.90
		<hr/>
		\$1,747.10
5% on \$25,000.....		1,250.00
		<hr/>
Balance for surplus, exterior re-		
pairs, etc.		\$ 497.10

For some time before the organization of the housing company, the Whittier Center, an association for the promotion of negro welfare, realized that one of the great needs of the negro population of Philadelphia was better housing accommodations. Private business did not meet the need, as revealed in a survey of 1,158 houses occupied by 4,891 negroes. It was discovered that 834 of the houses had yard toilets, and 407 negro families were found to be taking lodgers, the total number of lodgers found in these families being 843. These facts were taken to mean that many of the families could not

secure houses within their means and were compelled, therefore, to take larger quarters and sublet portions thereof to single lodgers or to families who, owing to the lack of small apartments were compelled to seek lodging with other families.

As an experiment at meeting this need, the company known as the Whittier Center Housing Company was organized on May 19, 1916, with a capital stock of \$25,000 to be issued in shares of \$50 each. The lot was purchased and the seven houses erected at a cost of \$24,611.40.

A HOUSING LEAGUE THAT IS DOING BIG THINGS.

Activities of the Better Housing League of Cincinnati are taking a most interesting turn. Announcement has been made of the organization of a Better Housing Company under the auspices of the league, W. A. Julian, M. W. Mack, A. O. Elzner and Alfred Bettman, incorporators, for the purpose of leasing old tenement houses to be put into good condition and rented as cheaply as possible—following the methods of the Octavia Hill Association. The charter of the company permits of purchasing as well as leasing, but the association has determined for the present to confine its endeavors within the narrower bounds: Intensive solicitation for capital with which to carry on the work will begin this fall.

Scarcely less important are the efforts of the league to assist in the solution of the city's negro housing problem and its splendid campaign to secure for the Tenement House Department for 1918 an appropriation of \$30,000 with which to broaden and facilitate its work. Some interesting work is also being done in the preparation of a "white list" of tenements. Several thousand "apartment cards" have been printed and the secretary of the league is indexing and cross-indexing the apartments for rent and is weeding out those upon which unfavorable reports have been made.

In its campaign for the increased appropriation, the league has been able to secure the co-operation of the Housing Committee of the Chamber of Commerce and an effort is being made to secure the endorsment of the Federated Improvement Association, the Business Men's Club, the Builders' and Traders'

Exchange, the Rotary Club and other influential organizations. Max Senior, president of the league, has in person addressed most of these bodies.

In view of the pressing problem which a growing negro population is presenting to many northern communities, a brief summary of the work along this line in which the Housing League is assisting may prove suggestive.

After a preliminary investigation of reported bad conditions among the negro population of the city, a Joint Housing Committee of the Better Housing League and the Council of Social Agencies was formed in June, consisting of eight members, four white and four colored and with P. A. DePrad as executive secretary. An office was opened in the Y. M. C. A., which serves as a clearing house for landlords and tenants. In his report of August 20th Mr. DePrad describes methods and results as follows:

"The colored people always have had difficulty in finding desirable homes in Cincinnati. The city is so large and the sections available to them so scattered that the average prospective tenant does not have the time or the proper direction to find such a home. The committee makes and keeps a list of such vacancies and thus enables the applicant to find a desirable home without paying an exorbitant fee, as he sometimes has to do in finding a job. Efforts have also been made to persuade real estate men to rent to colored people certain property hitherto rented only to white persons. They were made to see that this was not a work of charity on their part, but a sound business proposition, in view of the growing situation. The work has thus been a work of readjustment.

"After some six or seven weeks of actual work, the committee finds some interesting results. Sixty-five applications for houses have been made at the office. A large number of these applications came in during the first few days because of the wide publicity given the effort, but when it was discovered that it would be impossible to meet all the demands, less time was spent for publicity and more in trying to get other houses opened to the colored families. There are on file at present twenty-nine applications, representing 115 persons. Thirty-five fam-

ilies, representing about 130 persons, have been placed. Many who have found desirable homes have not been placed directly by the committee, but have taken advantage of property which we have succeeded in making available for colored people. In all, 21 such houses affording room for 54 families, or over 200 persons, have been opened.

"The typical house desired is a three-room flat, which seems to accommodate the size of the average family and the ability of the tenant to pay.

"Efforts at readjustment, however successful, though, cannot take the place of actual construction. The colored population needs for its accommodation a large number of neat, sanitary houses of the desired size and with modern conveniences. In the construction of such lies a great opportunity for sane investment and philanthropic service. This and a more liberal sentiment toward desirable colored neighbors could supplement the effort of the committee with great effect. In placing a considerable number of families who were living under very undesirable conditions and in opening homes for a still larger number, the committee feels it has made a contribution to health, morality and good citizenship in general.

"This work was pursued by announcements in churches, letters, personal interviews, newspaper advertising and the assistance of volunteer workers. At first 300 general letters were sent to real estate men, asking for property to rent to colored people. A list of vacant houses and their owners was prepared. Their owners were asked by letter to rent these houses to colored people. A few days after writing, the letters were followed up by personal interviews."

THIRTY THOUSAND PIGS CHASED FROM ONE CITY.

Thirty thousand pigs have been banished from Philadelphia and their pens destroyed by bonfire, through the work of Chief J. F. McCrudden of the Division of Housing and Sanitation of the Philadelphia Health Department. The campaign to require owners of piggeries to comply with the law by removing their objectionable establishments outside the city limits was attended by considerable excitement.

Two such owners barricaded their property and with shot gun dared Chief McCrudden, a gang of laborers and seven policemen, to enter the pens but when the policemen placed their hands in their pistol pockets the pig-raisers backed down. Three hundred pigs were loaded on motor trucks and taken to the West Philadelphia stock yards and on the following day the empty piggeries were destroyed by fire. The raids took place after repeated warnings from Director Krusen of the Health and Charities Department.

ZONING IN NEW JERSEY.

Local civic bodies in first class municipalities in New Jersey are preparing to take advantage of the Zoning enabling act, passed by the State Legislature in the spring.

Newark, whose City Plan Commission under Secretary Arthur B. Cozzens was a leading factor in the fight for the legislation, has already appointed a Zoning Commission, whose members are Morris R. Sherrard, chief engineer of the Board of Street and Water Commissioners, William P. O'Rourke, Building Superintendent; Captain C. Albert Gasser, Inspector of Combustibles and Fire Risks; President John Howe, of the Board of Assessment and Revision of Taxes; Frederick J. Kerr, Joseph M. Byrne, Christian W. Feigenspan and David Grotta, City Plan Commissioners; and Charles W. Baker, R. Arthur Heller and J. Lawrence Boggs, members at large.

The function of the body, as of all similar ones appointed under the law, will be, after careful study, to divide the city into proper zones within which the height, bulk, class and uses of buildings will be regulated and restricted so that the public health, safety and general welfare are promoted and realty values conserved. This power is granted under the police power of the State.

HOUSING REFORM IN ENGLAND.

An authoritative official statement as to the importance of housing reform has come to hand in the British report of a commission of investigation of the administration of the

Health Insurance Acts, of which Mr. John Hodge, now minister of labor, was chairman. A summary of the conclusions of this commission after referring to the advantages of the Insurance Acts is:

"It is impossible to expect fully satisfactory results from any of the health services unless and until housing conditions, both urban and rural are improved." In the discussion of the defects in the various services, some are regarded as mainly due to administration, while some "appear to be inseparable from any form of medical service involving an enormous working class population, many of whom spend their lives in environments, which from a medical point of view, cannot possibly be described as favorable. The opinion of the commission is that "unless housing conditions are substantially improved, which means a large expenditure, it is impossible to expect really satisfactory results from any national health insurance scheme."

These broad statements for the betterment of housing conditions in Great Britain are a striking confirmation of the conclusions for many years past of officials and commissions who have come into intimate knowledge of the prevalent bad housing in many English cities.

NATIONAL REAL ESTATE BODY TAKES UP HOUSING.

Of the utmost importance to the cause of housing reform throughout the country is the resolution which was adopted at the Tenth Annual Convention of the National Association of Real Estate Boards held July 24 to 27 at Milwaukee, following the reading of a paper on the subject of "A Practical Housing Law," by Fred G. Smith, of Minneapolis:

The text of the resolution is as follows:

1. That each Real Estate Board appoint a housing committee consisting of representative men.
2. That said committee co-operate with other local civic bodies whenever a housing code, local ordinance or state law is under consideration.

3. That Veiller's Model Housing Law be used as a working code.

4. That no effort or expense be spared whenever a housing law is considered to get the best expert knowledge and complete data concerning local conditions. Housing laws are serious measures, vitally affecting vast amounts of property, and should be drafted with the greatest possible thought and care.

Mr. Smith, whose convincing paper achieved this earnest of future co-operation from a body which can be of the greatest assistance in the promotion of housing reform, is chairman of the housing committee of the organization and was chairman of the committee of the local Real Estate Board which was largely responsible for putting on the statute books of Minnesota last spring a housing law for Minneapolis.

A HOMESTEAD COMMISSION FOR PENNSYLVANIA.

The Octavia Hill Association of Philadelphia, which, since its incorporation in 1896 has worked with marked success toward the "improvement of the living conditions in the poorer residence districts of Philadelphia" is considering extending the sphere of its influence by supporting a bill providing for the establishment of a Homestead Commission in Pennsylvania somewhat similar to that of Massachusetts.

Such a bill has already been drawn up, but the Directors of the Association have committed themselves to a serious study of the subject before giving the movement their formal endorsement.

The bill as drafted provides for a commission of seven members; the Commissioner of Labor and Industry, the Commissioner of Health, the Commissioner of Banking and four members to be appointed by the Governor, one of whom shall be a woman and one a representative of the laboring classes.

To this commission will be entrusted the power and duty "to devise ways and means by which, with or without the assistance of the commonwealth, mechanics, factory employees, laborers and other wage earners may acquire homesteads for

small houses and plots of ground in the suburbs of the cities" of Pennsylvania. It will also be empowered to purchase land and build model homesteads or small houses to sell to that class of wage-earner whom the act is designed to benefit.

An appropriation of \$105,000 is specified to carry out the provisions of the act, \$100,000 being designated for the purchase of and subdivision of the land and the erection of model houses, and \$5,000 for the expenses of the commission, which is to serve without compensation.

OWNER'S LIABILITY FOR BAD CONDITIONS.

Two decisions of significance to those interested in housing reform were handed down recently in New York courts. Both maintain the liability of owners for unlawful conditions existing on their property. One relates to structural and sanitary conditions and the other to moral.

The decision in the latter case is a severe blow at those who are indifferent to or seek to profit by the existence of prostitution in the tenement houses which they own. After a trial of three days duration before Justice Weeks of the New York Supreme Court in which the Tenement House Department brought suit against property in which repeated offences had occurred, the jury rendered its verdict after being out but 15 minutes. This is the first case in which a penalty of \$1,000 has been involved for a violation of this nature and it will prove a valuable aid to the handling and confining of this social problem. It is interesting and significant to realize that though this provision of law has been on the statute books for 16 years, it has never before been tested.

Under the provisions of the law the Tenement House Department is empowered to appoint a receiver of the rents and profits of such a property upon which a judgment of \$1,000 or over has been established.

The law on which the decision was based, the Tenement House Law of 1901, reads as follows:

"A tenement house, if used for the purpose of prostitution or assignation with the permission of its owner or agent, shall be subject to a penalty

of \$1,000, and such penalty shall be a lien upon the house and the lot upon which it is situated.

"A tenement house shall be deemed to have been used for this purpose with the permission of the owner or lessee, if summary proceedings for the removal of the tenants complained of shall not have been commenced within five days after notice of such unlawful use from the Tenement House Department, or if there have been two convictions from the same house within six months.

"In a prosecution against the owner or agent of a tenement house under Section 322 of the Penal Code, the general reputation of the premises in the neighborhood shall be competent evidence, and it shall be presumed that the use of the premises was with the knowledge of the owner or lessee, provided such presumption may be rebutted in evidence."

By a recent decision of City Magistrate W. Bruce Cobb in the New York Municipal Term Court, a buyer becomes responsible for illegal conditions in the property acquired, although he may not have had previous knowledge of or responsibility for such illegality. The property in the case at issue was a four-story building originally holding four families. By removing the cross partitions separating two front and rear rooms, and by putting in two new partitions, the size of the rooms was reduced and two additional interior rooms were made. A door was cut from the inner hall to the bathroom, making it accessible to the public hall and creating two apartments to a floor with a common bathroom. None of the additional rooms had a window opening upon a street or court yard. Neither had the closets of the public hall.

"The owner took possession after the alterations had been made" his counsel claimed, "with no knowledge of the violations." But the court says: "Although the owner claims that the additional rooms were in reality alcoves and were erected before the Tenement House Law contemplated that alcoves should be treated as rooms, yet the law requires that an alcove must be separately lighted and ventilated as in the case of a room of the same size. No room must be inclosed or sub-

divided without being similarly lighted and ventilated and containing 70 square feet. Plainly an alcove room is a room with an alcove, and the alcove must conform to the requirements and so must the room. Section 65 is to be read with sections 62 and 72 which distinctly forbid the creation or construction of new rooms without windows. The owner deliberately created a room, alcove or no alcove, in violation of the Tenement House Law and is guilty of a crime.

"The fact that the plans were approved by the Tenement House Department is not a defense, for, as stated in the case of Brill vs. Miller, 140 A. D. 602 and Altschul vs. Ludwig 170 A. D. 957, 'If the superintendent of buildings approves the plans and permits the structure to be erected when a building is unlawful, he will unquestionably violate his duty and thus perform an illegal official act, for he cannot make legal that which is forbidden by law.' When a board acts beyond its statutory jurisdiction its action is void, so that the owner cannot escape liability."

These are a few of the features of Judge Cobb's scholarly and sound opinion which has a peculiar value for housing workers all over the country, for it gathers together in one place and reviews all of the more important decisions on the tenement house laws, handed down in recent years in New York State.

WOMEN VOLUNTEER AS TENEMENT HOUSE INSPECTORS.

Volunteering to do their share to improve housing conditions in Newark, fifty women at a meeting held on May 4th formed a class which will act as an auxiliary to the State on tenement house supervision.

The new organization is under the auspices of the Newark branch of the Social Welfare Division of the National League for Women's Service. Meetings are to be held weekly when instruction in tenement house betterment will be given by Miles W. Beemer, secretary of the state board.

The chief duty of the women volunteers will be to find out where housing conditions need improving and to report to the higher body, which will see that the state laws are enforced. Each woman will be given a certain section of the city to investigate and each will have authority to enter buildings.

"The war makes it all the more necessary that women should share in the work," Mr. Beemer told the class at its first meeting. "We have hundreds of tenement houses in New Jersey and there are to-day only 26 inspectors in the field and our force undoubtedly will be reduced further by the call to arms. It is essential that the work be supplemented by women's aid."

HOUSING MEN IN A FLOATING HOTEL.

Reduced to extremities in its effort to find a sleeping place for the workmen in its manufacturing plants, Chester, Pa. has requisitioned a river and bay steamboat which it has converted into a floating hotel to house six hundred men. The steamboat, the activities of which were put to a stop when the government refused to let any vessels pass down the bay at night, has been tied up permanently at Chester. Modern conveniences will be installed and on the shore nearby a building three hundred by three hundred feet will be erected to be used as a restaurant for the occupants of the boat. It is believed that the equivalent of 125 homes will be released through this measure for the accommodation of men with families.

The idea of floating hotels as an answer to the housing problem in Marcus Hook, Chester, Eddystone and other Delaware County Boroughs is being favorably received by heads of the big plants. Officials of some of the Eddystone concerns are considering this means of housing a part of the many hundreds of men who have been unable to find boarding houses in the borough.

TOWN PLANNING IN AUSTRALIA.

Australia will hold its first national conference on town planning in October, at Adelaide, when most progressive measures in the field of housing and town planning are to be advocated,

of which J. C. Morrell, of the Public Works Department at Melbourne, writes as follows:

"Town planning is on the move with us. We are organizing the first Australian Conference, which is to take place in October at Adelaide, because South Australia is the first state to introduce a town planning bill. Most of the states are taking part. We have £500 in Government grants to finance the whole affair and anticipate that conferences will be held annually successively in each state.

"I have been attached as Consulting Architect to a Royal Commission to inquire into the housing conditions of the people. We propose to amend the Health and Local Government Acts in order to obtain control of all future development and the protection of various areas as a temporary measure pending the introduction of comprehensive town planning legislation. This will prevent the creation of congested areas and will give sufficient time to organize an educational campaign to enlighten the voters as to the real meaning, objects and effect of town planning so that when a bill is placed before Parliament it may be put through successfully."

IMPROVED DWELLINGS A FAILURE.

After more than 30 years of service the Improved Dwellings Associates of Boston has found it necessary to dissolve because of the financial failure of the enterprise.

The association was organized in 1885 for the purpose of erecting, maintaining, leasing and improving houses for working people and others of moderate means and to promote the adoption of modes of building and enforcement of sanitary regulations calculated to secure the comfortable and healthful condition of structures so occupied. But the report of the men directly managing the project is that it was a failure. Many of the houses built or acquired and improved by the association are located in South Boston. Fifty-four of the 56 members of the enterprise voted in favor of dissolution. Those members owned 993 of the 1,000 shares originally issued.

THE COMMON TOILET AS A TYPHOID CARRIER.

In the early part of April, 1917, there were reported seven cases of typhoid fever from a house in the Fort Hamilton section of Brooklyn, according to the weekly bulletin of the New York Health Department. Contrary to what would be expected, the house was not a tenement, but a two-story private house, each floor occupied by one family, the family on the lower floor consisting of father, mother and six children, and on the top floor a father, mother and four children.

A child from the family on the lower floor took sick about March 22nd and first came to the notice of the Department by appearing in the list of Widal tests on March 26th as positive.

The routine visit of the nurse showed that there were seven persons exposed to the infection; that the facilities for handling the case in the house were very poor, and upon recommendation of the attending physician, this first case was removed to a hospital on the following day, March 27th. On the same day two of the other children who were not feeling well were also removed to the hospital for observation.

With the consent of the family physician, the remaining members of the family received their first anti-typhoid inoculation on March 29th. On April 7th, the mother of the family, who had been complaining since the 29th of March, was removed to the hospital. The father and the three remaining children received their second and third inoculations, and thus the epidemic in the family on that floor was stopped.

Immunization was offered to the family on the top floor at the same time that immunization was being carried out on the floor below but the offer was refused.

On the 11th of April one of the children living on the upper floor was reported as having typhoid fever. Immediate investigation showed that not only that child but two other children were showing symptoms suspicious of the disease. The cases were immediately ordered to be removed to a hospital, the order being complied with on the same day. The remaining members of the family on the upper floor were then immunized and the further spread of the disease came to a standstill.

A study of this house shows an original case with onset about the 22nd of March, the source of infection not traceable. All the remaining six cases in the house were secondary to this case.

An investigation of the premises undertaken in an effort to determine why such an unusually large percentage of exposed individuals should acquire the disease revealed the presence of a toilet, common to all the members of the entire house, situated in the cellar, kept in not the most sanitary manner, with improper flushing, and from appearances very infrequent washing. The spilling into and over this toilet of typhoid stools which had not been disinfected, the disease not being definitely diagnosed until six days after the onset, and the daily contact of all members of the house with this source of contamination, undoubtedly explains the unusual features of this case.

TO BUILD MODEL MILL TOWN.

Plans of Marshall Field & Co., of Chicago to build a model cotton mill town four miles northwest of Martinsville, Va., have been announced by George W. Fraker, resident manager for the company. The new town, for which several thousand acres have been secured, is to be called Fieldale.

WOMEN ON CITY PLAN COMMISSION.

Official invitation has been extended by city officials of Cleveland to the Cleveland Federation of Women's Clubs to appoint a woman member of the City Planning Commission's sub-committee on housing and tenements.

Reports on local conditions in this immediate branch of the city's housekeeping have been given from time to time before the Civic Committee of the Federation, and the organization is naturally glad of the invitation to co-operate more actively in securing sanitary housing.

"GOOD HOUSING" DEFINED.

For the benefit of "movers" the Chicago health department in a recent number of its monthly bulletin outlined the characteristics of "good housing" as follows:

Plenty of room to work, play and sleep without crowding.

Unlimited supply of clean, fresh air.

Abundance of light and sunshine, with clean, attractive surroundings "to add to the joy of living."

Thorough drainage, freedom from damp or musty odors.

Unrestricted supply of pure water.

Freedom from nerve-racking noises.

The bulletin places particular emphasis on the necessity for quiet, especially at night, when rest and repose are essential for both health and comfort.

TAKES CHARGE OF RECONSTRUCTION.

George B. Ford, chairman of the Committee on Town Planning of the American Institute of Architects, whose splendid work is well known to the members of the National Housing Association, left in June for France under the auspices of the War Council of the Red Cross to take charge of its work in the rebuilding of destroyed towns in districts devastated by the war. He expects to remain abroad for several years.

19,000 NEGRO HOMES IN BALTIMORE.

A survey made by City Librarian Wilbur F. Coyle in connection with an investigation into the operation of a segregation ordinance in Baltimore conveys an enlightening idea of the real extent of Baltimore's negro housing problem. An enumeration of the houses in city blocks designated as "colored" or "mixed" gave the following figures:

- 655 colored blocks
- 733 mixed blocks
- 6,018 white houses in mixed blocks
- 11,766 colored houses in mixed blocks
- 7,283 colored houses in colored blocks
- 19,049 houses occupied by negroes in Baltimore
- 1,388 blocks occupied in whole or in part by negroes

PRIZES TO GOOD TENANTS.

W. G. Norton, agent for the T. F. Norton Estate at Lawrence, Mass. instituted an interesting innovation during the summer in his effort to keep the houses over which he has supervision in sanitary condition. The Estate owns six blocks of tenements, which are occupied largely by foreigners. Although conditions about the tenements were by no means disreputable, Mr. Norton thought they might be improved, and informed his tenants one Monday morning that prizes would be awarded to the two tenants who had the cleanest and neatest houses by Saturday afternoon at 3 o'clock.

At the appointed time Mr. Norton with three judges started on the rounds of the dwellings, going first to the rear of the houses to examine the conditions in the alley. They inspected the tenements from top to bottom and front to rear. The conditions which prevailed throughout were found to be remarkable, considering the difficulties under which the people live.

The prizes—potted plants—were awarded to two Portuguese housewives.

Mr. Norton was so pleased with the result of his experiment that he announced his intention of continuing this system, and he has already been complimented by the Board of Health for the excellent conditions which prevail about his property.

PRACTICAL TRAINING IN HOUSING WORK.

Actual experience in housing inspection as well as food inspection under professional direction was given the group of women volunteers in the public health section of the Emergency Social Service Class of Madison, Wisconsin, which went into training under the direction of the University of Wisconsin, Extension Division, during the week of May 20th to 26th. Health Department Inspectors took the women into the field four afternoons during the week.

SALT LAKE CITY CONSIDERS ZONING.

Growing friction between residential and industrial improvements has forced upon Salt Lake City consideration of zoning as the only adequate means of relieving the situation.

The City Commission and the Civic Art and Planning Commission have called into consultation Charles H. Cheney, secretary of the California Conference on City Planning. He urges zoning as the most practical solution of the problem and advises calling in an expert to make a preliminary survey of the city, upon which details of the future plans shall be based.

A municipal Housing Committee has also been appointed in Salt Lake, with V. H. Richie as chairman.

BETTER HOUSING FOR CANNERS.

From the Office of Sardine Inspection of the National Canners' Association at Eastport, Me., comes the information that an earnest effort is to be made in that locality to improve housing conditions among the temporary workers. The nature of the industry demanding large numbers of workers for a comparatively short period, it has been the custom to house them in camps located near the factories. Often these camps are poorly constructed and do not provide adequate sanitary accommodations. The association has launched into a study of model camp communities and may, in the near future, have plans of great interest to announce.

ARMOUR MAY HOUSE EMPLOYEES.

Armour & Company have undertaken a careful investigation of housing conditions surrounding their various plants with a view to bringing about improvement where necessary.

They are making a study of various methods of reform which have been followed up in other cities and by other industrial concerns.

NEWS NOTES.

Albany, N. Y.—Plans for an investigation into the living conditions of negroes in Albany with a view to improving housing conditions and instituting several beneficial enterprises have been made by the Afro-American Association, and a special committee, of which Police Justice John J. Brady is chairman. Alvin C. Quentil, commissioner of charities is co-operating. The city is to be divided into districts and members of the association are to be named as investigators. A census of the negro population will be taken and a survey made of housing and general moral conditions.

Allentown, Pa.—Under the stimulus of the need for moderate priced homes in Allentown the Chamber of Commerce has brought about the organization of a stock company to be known as the Allentown Home Building and Renting Association. The company is made up of the city's leading business men and its capital stock, has been placed at \$50,000 in \$100 shares. Plans are already in the course of preparation for some 200 houses which probably will be grouped together so as to form a separate residential development within the city limits. Each house will contain approximately eight rooms and will sell for less than \$2,000, the low figure being made possible by the fact that a large number will be contracted for at one time.

Anniston, Ala.—Employers of labor and the members of the Central Labor Union are co-operating in an effort to solve the housing problem by bringing about, if possible, the organization of a real estate stock company to build low-cost houses. The labor men say that rents are being placed at an exorbitant figure and that unless there is an immediate reduction or more houses built which may be purchased on easy terms many families will be forced to move to cities where the living expenses are less onerous. The matter is therefore becoming one of serious concern to employers of labor as well as to the laboring men themselves.

Baltimore, Md.—Radical changes in the city's housing laws are recommended by the Municipal Housing Committee in a report recently made public. The recommendations have been forwarded to the city solicitor to be incorporated in an amendment to the city building code. The following recommendations for dwelling houses, lodging and apartment houses hereafter to be erected in Baltimore are urged:

- Elimination of dark, middle rooms.
- Direct opening to the air of all sleeping rooms.
- Sufficient vacant ground to prevent congestion and overcrowding of the lot.

A sub-committee of the Municipal Housing Committee has also adopted a resolution recommending the methods of the Octavia Hill Association of Philadelphia in supplying low-cost homes. This committee visited Philadelphia in May and investigated thoroughly the workings of the Octavia Hill Association and then brought to Baltimore Theodore J. Lewis, its president, and Misses Hannah Fox and Helen L. Parrish, active workers in the conduct of the organization, who further explained to the committee as a whole the details of the plan.

Beaumont, Texas.—Ways and means of interesting large property owners and capitalists in the need for houses for rent in Beaumont have been taken up by the Young Men's Business League. A committee has been appointed to devise plans by which a sufficient number of low-cost houses could be supplied were the capital available. These plans when well worked out will be used in an effort to secure the co-operation of the moneyed interests of the city.

Beloit, Wis.—Following the announcement of the Eclipse Home Makers Society that a million dollars will be spent in the erection of 352 modern homes for employees of Fairbanks, Morse & Company, the common council at a special meeting called by the mayor on July 26th named a committee to co-operate with the Fairbanks-Morse Company in the project. It is composed of one alderman from each ward, the mayor of the city and the city attorney.

The houses will be grouped in a model addition, plans for which include parks and boulevards, a large club house, theatre and a restricted business section.

The purpose of appointing a special committee from the council was to consider the plans for the addition in their relation to the proposed park plans of the city.

Bradford, Pa.—The Bradford Board of Commerce is laying the foundation work for a campaign to improve the sanitary conditions of the city as well as to improve its playgrounds and other recreational facilities. Better housing will be among the improvements advocated.

Bridgeport, Conn.—Officials of the Bridgeport Housing Company estimate that the company will spend in the neighborhood of one and a half million dollars during the coming year in the erection of dwelling houses in Bridgeport and vicinity, which sum, according to President George M. Eames, will help to "prick the bubble of the high rentals in Bridgeport."

Mr. Eames stated that of the \$75,000,000 paid in wages in the city annually 5% or \$3,750,000 is paid in extortionate rentals. Building on a wholesale scale, as the Housing Company has been doing during the past year, he believes to be the only remedy. Every house and apartment that the company has built during the past year has been rented before completion.

The successful operations of the company have attracted countrywide attention. Architects representing many of the country's largest industries have visited Bridgeport for the purpose of studying the house plans and the methods of financing the project.

The Bridgeport company has recently undertaken through its Finance and Executive Committee to assist tenants to own their own homes. A special committee is now busy working out a plan by which this may be accomplished. It is felt that the company will not have fulfilled its mission entirely until this is brought about, as its avowed purpose all along has been the establishment of a contented, home-owning population.

Bristol, Pa.—Rahn & Haas, manufacturers of chemicals, have purchased 45 acres of land on which it is rumored dwellings for their employees will be erected.

Bucyrus, Ohio.—Manufacturers in Bucyrus are agitating the organization of a company to build low-cost houses. One concern has offered to subscribe \$15,000 of the \$40,000 estimated as necessary to relieve the immediate need. A committee has been appointed to enlist the interest of business men. The lack of houses has seriously inconvenienced manufacturing concerns, one of which stated recently, that it had by great effort brought 150 men to the city of whom but 30 remained, the other 120 having left after but a few days, because they could not secure comfortable homes. It is believed that little difficulty will be experienced in raising the funds necessary to finance the project.

Butte, Mont.—Dr. W. C. Matthews, health officer, Fred Martin, fire chief, and A. E. Eklund, State fire marshal, have started a vigorous campaign to make a clean sweep of everything in Butte that is a menace not only as a fire hazard but to the health of the city.

In the eastern section of the city in one day, they condemned a total of 16 buildings of various sizes and heights, and the lessees were given notice to vacate within thirty days. The campaign of investigation is continuing. Fire Marshall Eklund said that he and the city officials were paying particular attention to alleys in the rear of buildings, and to basements and yards, as well as to the buildings themselves, and City Health Officer Matthews stated that he would increase the size of his staff if necessary to clean up the city from the standpoint of sanitation. All buildings considered unsafe or insanitary and beyond repair will be ordered demolished.

Charleston, W. Va.—Through the efforts of a small group of citizens the organization of the Industrial Home Finance Company of Charleston has been brought about and gives every prospect of a solution of the housing famine. The membership list of stockholders is increasing so rapidly that

it is believed that building operations may be undertaken in the near future. It is planned to give every industrious citizen a chance to own a home by paying to the company amounts equal to rental, while the plans of the company are such as to make it possible for the humblest citizen to own a home. Six per cent. is assured to stockholders.

An increase of more than 2,000 in the population of Charleston between September and the first of the year is indicated in the plans of several of the large industrial concerns to increase their force of employees. Homes for 500 employees of the Libby-Owens Sheet Glass Company and the Owens Bottle Machine Company are now in the course of construction in the eastern end of Kanawha City.

Chicago, Ill.—Through an ordinance introduced into the city council early in July, Health Commissioner John Dill Robertson was directed to compel the Illinois Central Railroad to improve the housing conditions of its negro laborers at its construction camps at East 96th Street and Cottage Grove avenue. Ever since the influx of negro labor from the South, smallpox has been on the increase in the "black belt," and will defy control until material improvement of housing conditions is brought about.

Claymont, Del.—A model village with homes for workingmen will be erected by Worth Bros. in connection with their plant at Claymont. A group of houses capable of accommodating 600 workers will shortly be completed simultaneously with the completion of the rolling mill, the first unit of the new plant to be finished. Concrete foundations for other units are nearing completion and the framework for new dwellings has been erected. It is the purpose of the company to have sufficient houses for the workers completed with each unit of the plant, thus to avoid the housing problem which has confronted so many manufacturers during the past year.

Columbia, Pa.—Under the auspices of the Merchants' and Manufacturers' Association a citizens' mass meeting was held in Columbia on August 21st to consider the housing question. Authority was given to President William H. Lucas, of the

association, to name a committee of five citizens to act in conjunction with the executive committee of the association in an effort to work out a plan of action.

The first efforts of the joint committee have been directed to securing figures on building operations now in progress in Columbia and surrounding communities with a view to ascertaining whether an extensive undertaking in the erection of low-cost dwellings would be feasible at this time.

Defiance, O.—The Commerce Club is directing its attention to the housing problem. Committees have been appointed to meet various house building companies which are being brought to the city to investigate the local situation and to suggest some plan of action.

Derby, Conn.—In the three towns of Derby, Shelton and Ansonia it is said that there is barely a rentable house within the means of the average skilled mechanic and that there are no rooms to be secured at any price. So acute has the situation become that one company was compelled through its inability to get mechanics owing to the lack of housing facilities, to send out of town work to the value of between \$800,000 and \$1,000,000 which it could have done easily if it had been possible to bring mechanics to the city.

Dolgeville, N. Y.—The Calvin Brockett farm in this village, comprising 100 acres, has been purchased by the Dolgeville Housing Association, a corporation composed of stockholders of the Daniel Greene Shoe Company. While nothing has been given out as to what will be done with the property, the name of the association is indicative of a housing project on a large scale for the employees of the shoe concern.

Duluth, Minn.—The Minnesota Steel Company has placed a contract with George H. Lounsberry for the construction of 46 additional houses at Morgan Park. The deal, which involves \$350,000, is one of the largest closed this year in local circles. The houses, ranging from bungalows to eight-room dwellings, are to be of concrete and fireproof throughout. The contract calls for completion by October 1st.

Dunkirk, N. Y.—At a recent meeting of the industrial committee of the Dunkirk Board of Commerce the proposition of providing houses for the many workmen who are being brought to this city was discussed and referred to a sub-committee for further investigation.

Erie, Pa.—Lack of a sufficient number of homes to house the fast increasing population of Erie is a cause for serious concern, according to Wm. J. Stern, secretary of the Board of Commerce. It is just one year ago that the suggestion of an extensive housing proposition to take care of the overflow population of Erie was made. A month later business interests of the city decided that a community building plan should be effected and Perry R. MacNeille, the New York architect, was engaged to make a survey. To date, for various reasons, chief of which is said to be the war, there has been no property purchased and only a fraction of the first cash installment, \$250,000 has been promised. At the present time the Board of Commerce is considering applications from at least five large manufacturing concerns that may possibly locate in the city. Included in this number is a steel concern that would employ thousands of men.

With renting facilities entirely exhausted, the housing proposition presents complications that may prove unsurmountable and thus handicaps the city's opportunity for further growth.

Fairfield, Ala.—The Tennessee Coal, Iron and Railroad Company, a subsidiary of the U. S. Steel Corporation, which recently announced the erection of an \$11,000,000 planing mill for the manufacture of ship plates, has announced the purchase of 198 lots at Fairfield upon which homes will be erected for workingmen in the mill. The housing plans will involve the extension of the model city of Fairfield, where employees of the company are housed in one of the prettiest residence suburbs of Birmingham.

Farrell, Pa.—Official announcement has been made that the American Sheet and Tin Plate Company will expend approximately \$750,000 for new homes and a hospital for the accom-

modation of its employees. The hospital will cost \$75,000. The company has awarded the contract for 100 houses and is negotiating for 150 lots on which to build. If the deal is consummated the total expenditure will reach well over a million.

Franklin, Pa.—Reporting on its investigation of the housing situation in Franklin, the committee appointed by the Board of Trade states that the city actually is in need of many more homes to house its workers and that a company equipped with sufficient capital to build a sufficient number of homes could return a good interest rate to its stockholders.

As an important part of its report the committee has furnished an interesting table as a working basis, which taking \$2,500 as the average cost for a house and lot, estimates that a capitalization of \$100,000 would permit the erection of 40 houses and that with this as a basis 57 more houses could be built by mortgages. It is estimated that the houses could be rented at from \$20 to \$35 per month or sold to residents on an easy payment plan. The report of the committee will be given early consideration by the Board of Trade and capitalists of the city.

Fresno, Cal.—The board of health of Fresno has been stirred to action by a report submitted by Miss E. M. L. Tate, director of the bureau of tuberculosis of the state board of health, that deaths from tuberculosis in the city show an increase of more than 30 over those of last year. A committee has been appointed by the board to investigate the state housing laws in order to ascertain how far the city may go toward the elimination of bad housing conditions, which are held to be largely responsible for the greatly increased tuberculosis rate.

Greenfield, Mass.—Residents in the Beacon Street district of Greenfield have been aroused over the tentative plan of the Greenfield Tap and Die Corporation to erect a number of portable houses on land owned by the corporation in that vicinity. The company has been hampered by the lack of housing facilities for the employees it has had to bring to the city to finish

important government contracts and its plan is to erect about thirty houses of the portable type and have them connected with the water main and sewer.

The company states that permanent dwellings are now in process of erection and others will be put up as needed so that the portable dwellings will be only temporary.

Residents in the vicinity however, fearing that the houses if once erected will be left permanently thus damaging property values, are making every effort to prevent their erection.

Hamilton, Ohio.—As the providing of adequate housing facilities to meet its increasing needs has been retarded by the excessive cost of lumber and other building materials, the Chamber of Commerce has appointed a committee to investigate the matter of standardized dwellings in the hope of discovering a method of lessening the high cost of construction. With this end in view, the committee has set about to investigate the details of large-scale housing operations which have been carried out in different parts of the country during the past year.

Hartford, Conn.—Congestion evils of a pronounced type it is reported have been brought about in Hartford by the importation of negroes from the South to fill labor demands.

Houses long discarded by the white population of the city and old store-rooms and cellars, many with no ventilation whatsoever, have been turned into tenements, for which exorbitant rents are charged. In some of these places three to five persons are living in each room.

A joint committee composed of delegates from the Chamber of Commerce and the Civic Club is endeavoring to work out a plan by which the congestion may be relieved. In the meantime the board of health is taking steps to enforce all regulations by which owners of tenement property are required to keep it in a fit condition. The board's inspectors have been instructed to enforce the regulations to the limit and where necessary to prosecute property owners who fail to heed the warnings of the health board.

Huntsville, Ala.—Announcement has been made of the purchase by the Abington Mills of the old homstead "Abington Place" where homes for the mill employees will be erected.

Jackson, Mich.—"The greatest part of the activity of the Bureau of Sanitary Inspection," says the annual report of the Department of Health, recently issued, "is expended upon the double problem of the open privy vault and the contaminated well. The sanitary census begun during the past year, while not completed, shows that there are probably over 2,500 privy vaults in the city unconnected with the sewer. With a proportionate number of wells, it is readily apparent that it is not because of lack of pollution of the water in these wells that the typhoid rate is not higher, but simply to the fact that the pollution is not typhoid infected. In view of the great potential danger of these menaces, the privy and well, concerted action must be taken to get rid of them as quickly as possible."

Johnson City, N. Y.—Carmel Grove, former camp meeting grounds not far from this city, has been appropriately dubbed "Shoeville," due to the fact that scores of shoemakers and their families who have come to the city recently have been forced to seek homes on the camping grounds because of the house shortage in Johnson City. The influx of people into Johnson City and Endicott during the spring was far greater than during any other period in the history of the towns. Unprepared for the consequent demand for homes, Johnson City has witnessed the spectacle of the neighboring summer resort turned into a flourishing town. The summer cottages have undergone some improvements preparatory to the severities of cold weather, but at best can be considered no more than a makeshift until the city is able to take care of its increasing population with adequate homes.

Johnstown, Pa.—Success attended the efforts of the Johnstown Chamber of Commerce to get definite data upon which to base a campaign for increased housing facilities. Early in July questionnaires were sent out to 125 employers of labor in the city, who in turn distributed them among their employees to be filled out and returned to the chamber. The ob-

ject of the inquiry was to discover how many workingmen in the city had been unable to find suitable living quarters for their families and how many would be interested in renting or purchasing new homes if such could be had at a reasonable figure.

The questionnaire cards in bundles and bales were returned to the Chamber of Commerce filled out in the most complete manner and the housing and publicity committee is now engaged in compiling from them a report which it is hoped will stimulate interest and inspire confidence in proposed building projects.

La Salle, Ill.—The Illinois Valley Manufacturers' Club is considering conducting a housing survey of La Salle, Peru and Oglesby. To this end it is circulating literature among its members in an effort to stimulate interest in the housing problem.

Laramie, Wyo.—A careful sanitary survey of the city made recently by government experts shows that there are 1,180 dwelling places in Laramie, exclusive of those in the business section of the city. Of these, 683 are connected with the sewers. There are five outdoor closets connecting with the sewer and 489 that are not connected. To 461 of them the sewer is accessible. The expert urged that the city ordinance be enforced, making it necessary to connect with the sanitary sewer where possible.

Lebanon, Pa.—The formation of the Lebanon Homes Company under the auspices of the Chamber of Commerce, has been effected in the hope of solving the problem of the shortage of houses. Stock is being offered to local investors at \$100 a share, the funds to be expended in the erection of 118 homes to be sold at \$2,750 each.

Lockport, N. Y.—To aid in bringing about a solution of the housing problem in Lockport the aldermen have voted to turn over city-owned vacant lots to the Lockport Homes Company, a corporation formed by the Board of Commerce for the purpose of building houses at cost for the hundreds of new

workingmen moving to the city. The company already has about forty houses under construction on purchased land. The Aldermen are prepared, it is stated, to turn over parcels owned by the city through tax sales to the Homes Company for nominal prices.

Los Angeles, Cal.—Mark C. Cohn, former deputy of the city building department, has accepted appointment to the newly created position of director of the State Housing Bureau. In this position Mr. Cohn will be at the head of the Immigration and Housing Commission. It will be his duty to visit the several cities throughout the state as expert adviser on housing problems and on the enactment and enforcement of housing laws and ordinances. He will also compile a housing manual to be issued by the state which will contain plans for California homes.

Lowell, Mass.—The Lowell Anti-Tuberculosis Council is sending out an excellent pamphlet on the subject of bad housing. The pamphlet is valuable from an educational point of view, because it points out emphatically that bad housing means not only overcrowding but also absence of light and ventilation, which are often to be found in homes other than those of the very poor. It also sheds light on the connection between bad housing and tuberculosis.

Manchester, N. H.—In connection with the baby week observance in Manchester during May, Rev. James M. Gage, pastor of St. Paul's Methodist Episcopal Church delivered a sermon in which he scored severely owners of slum property who "allow their money to be invested in tenements that are hardly fit to keep a hog in."

He pointed out the close connection between infant mortality and congested and insanitary conditions, saying in part: "According to a field study made by the U. S. Department of Labor recently the facts for our city are such as to cause any thinking man to pause with amazement. That study was made for the period from November 1st, 1912 to the same date 1913 and it was found that the rate of mortality for infants in Manchester was 165 per 1,000 births reported.

At the same time, the average rate per 1,000 for the United States was 124, and for the same year in the city of New York it was only 101.9 for 1,000 births. And while we have reduced the rate in the last three years so that it was last year 160 to 1,000 births still that is 60 per 1,000 more than the rate for New York.

"If the breeding of better stock on the farm is worthy of time and money then, in the name of common-sense, to say nothing of the spirit of Christianity, it is time to give the matter of infant welfare time and money.

"In some sections of our city there are buildings that I would not keep a hog in, yet they are rented to human beings and such things will not be changed till public sentiment is aroused and demands a thorough investigation of the tenement house situation with a definite attempt to solve the whole problem."

Mansfield, Mass.—At a meeting of the Board of Trade on May 14th, the subject of the housing problem in Mansfield was discussed at some length. The committee on new industries urged that the board take some action towards increasing housing facilities, inasmuch as it would be folly to try to bring to the city any new industries when it is well-nigh impossible to take care of the workingmen in present Mansfield plants.

Milwaukee, Wis.—Bad housing conditions are being discovered by women who are making a housing census under the direction of the County Council of Defense. One tenement of four rooms housing 26 persons and another 22 have been found. Many less exaggerated but equally menacing conditions have been reported to the Board of Health and may be of decided value in aiding the Board of Health to bring about desired housing legislation.

Moline, Ill.—Deere & Co. and subsidiary concerns in East Moline have let a contract for the erection of eighteen double dwellings in East Moline for their employees. This is the first step in carrying out an extensive plan for the housing of their employees. This first contract will represent an invest-

ment of approximately \$75,000. The houses will occupy lots 40 x 140. Each dwelling is planned to provide for two small families.

Mt. Vernon, N. Y.—The scarcity of homes in Mt. Vernon for persons of moderate means is one of the problems which the Chamber of Commerce is undertaking to solve. T. J. Manning, Secretary of the Chamber, has been collecting data on what other communities are doing along these lines. A number of industries are soon to locate in Mt. Vernon which will bring to the city some 500 workers. It is for the purpose of supplying them with suitable living quarters that the Chamber of Commerce is endeavoring to interest real estate men in the erection of low-cost houses. The Mt. Vernon City Planning Commission, at the same time, is engaged in the preparation of a housing law to be presented to the council in the near future.

Naugatuck, Conn.—The Rubber Regenerating Company is erecting ten two-family houses for its employees. Seven of the houses are completed and five are already occupied.

New Bedford, Mass.—The Board of Trade has announced the appointment of a housing committee to co-operate with the housing committee of the Charity Organization Society. A joint meeting will be held early in the fall when practical plans for the improvement of housing conditions in New Bedford will be discussed.

Newburgh, N. Y.—The combined efforts of the recently incorporated Newburgh Homes Company and of the revived Builders' Exchange give promise of a successful solution of the housing problem contingent upon the enormously increased business of the shipyards. The Home Building Company will engage in general realty work and construction. Plans and specifications for houses have been submitted to the various builders for the purpose of getting standard bids according to a plan agreed upon with the Builders' Exchange. The plans of the different types of dwellings have been distributed among committees of the various building trades, who will submit estimates, so that a uniform price may be reached

by all the contractors. These committees consist of three members of each building trade. Each man will submit his estimate to the committees as a whole and a scale satisfactory to all contractors will be arrived at.

Contractors will figure on the cost of erecting 100 houses at a single operation so that by purchasing supplies in large quantities, the lowest possible figures may be obtained and the ultimate cost of the completed houses kept as low as possible.

The authorized capital of the Newburgh Homes Company is \$200,000 and it is believed that once building is under way there will be no lack of funds to finance the construction.

In order to stave off the mistakes which might result from wholesale building under the pressure of the occasion, the Board of Managers of the Associated Charities is urging a housing code for Newburgh and has adopted a resolution pointing out the desirability of maintaining high industrial standards during the war.

Newburyport, Mass.—So vital to the future of Newburyport has become the solution of its housing problem that Mayor Hopkinson made it the subject of an earnest plea at a meeting of the Newburyport Business Men's Association on May 24th. He took for his subject "Municipal Income and Housing Conditions in Newburyport."

He urged that the same civic pride, foresight and enthusiasm be applied to the provision of sufficient homes to house the city's growing population as has achieved for the community its present prosperity.

He suggested the appointment of a special committee to look into this and other specific problems relating to the future prosperity of the city, and his suggestion is receiving the support of the press.

Newtonville, Mass.—The Newton Welfare Bureau has initiated a movement for a housing survey of Newtonville, a city of 40,000 population with scattered districts affected by a pronounced housing problem.

Niagara Falls, N. Y.—That manufacturers of Niagara Falls have awakened to the vital need of increased housing facilities is indicated by the appointment of a housing committee by the Manufacturers' Association to co-operate with the housing committees of the Greater Niagara Falls Commercial Association, Real Estate Board, Board of Trade and Business Men's Association. Several months ago when the housing problem was first tackled by the latter organizations a letter was sent out to the various manufacturing concerns asking how many dwellings would be required to fulfil the needs of their employees and what priced dwellings would be most desirable.

Only one manufacturer replied to the letter, but within the past few weeks the situation has become so acute that the manufacturers in their turn are seeking co-operation.

Architects of the city some time ago indicated their willingness to contribute toward the solution of the problem by appointing two committees to consist of two architects, to work independently of each other along two separate lines in an effort to develop suitable plans for low-cost houses. One committee is to work on plans for large apartment houses, while the other will plan rows of semi-detached dwellings. When they have completed their work they will report to the housing committee of the Niagara Falls Real Estate Board, which with these plans in hand will be in a position to approach large employers of labor on the matter of financing the erection of a sufficient number of houses to relieve the present shortage.

Norwich, Conn.—"If there is a city in the United States that can use to advantage 150 to 250 homes or apartments at rentals from \$16 to \$20 per month between this day and the close of the present year, Norwich is that city," said William B. Walker, President of the American Thermos Bottle Company, in a letter recently to the Norwich Bulletin. "The Thermos plant can use to advantage at this time 150 additional hands. Our greatest difficulty in bringing help from other points to Norwich is the lack of housing facilities. This company will consider five year leases on 50 such houses or apart-

ments just as rapidly as they can be completed, and we are, in addition, contemplating building a number of houses adjacent to our plant.

"The population of Norwich cannot be added to materially without homes for the people who can find employment, and in our opinion new homes for new people is the only obstacle to a very substantial increase in this city's population."

Omaha, Neb.—The Board of Public Welfare of Omaha, in its first annual report issued recently, urges a thorough housing survey so that the city may have exact information as to the quality of its housing facilities and the best manner of bringing about their improvement should improvement be found necessary.

Orange, Texas.—Twenty-eight cottages and a large rooming house have been completed in the addition of Swalesport to house the employees of the Piaggio Ship Yards.

Peoria, Ill.—The Keystone Steel and Wire Company is contemplating the construction of a hundred or more modern homes for their employees under the new Illinois law. Property has already been purchased near the mills with that end in view.

Portland, Ore.—A housing code which has been months in preparation in the hands of a committee of architects, builders and business men and others interested in housing regulations, was tabled by the city council on June 20th on recommendation of Commissioner Dierck of the department of public works, who expressed himself as of the opinion that the ordinance would not be successful until there is more widespread and united effort in its favor.

Portsmouth, Ohio.—Great interest has developed recently in the possibilities of the housing committee of the Portsmouth Bureau of Community Service. The city is in need of increased housing facilities and the committee is being urged to undertake the organization of a Model Homes Corporation and also to submit to the council at the earliest possible date a housing law designed to prevent the mistakes of construction that might be made under the pressure of the city's need.

Providence, R. I.—The Committee on Improved Housing of the Rhode Island Anti-Tuberculosis Association, of which Willis E. Chandler, is secretary, has in the course of preparation a housing law for the city of Providence based on the Veiller "Model Housing Law."

Rochester, N. Y.—That the lodging houses in Rochester which harbor vagrancy will be compelled strictly to observe the sanitary laws relating to the conducting of such places, has been made clear by Chief Joseph M. Quigley who early in May issued orders to the sanitary inspectors to close, inside of five days, all lodging houses in which the alteration of conditions was not made, or promised, within that time limit.

He pointed out that although the law provides that 500 cubic feet of air space must be allowed for each lodger no attention has been paid to the provision by the majority of lodging house keepers. In one such house, which was ordered to make alterations, or to close, there were 175 miniature bedrooms, 60 of which would have to be eliminated before the building complied with the law.

Two ordinances making possible further improvement in housing conditions were adopted in July. One provides that tenement houses must be built on lots having dimensions not less than 60 feet by 100 feet. The other provides that a building designed or intended to be used for residential purposes must not be erected on the same lot or in the rear of a tenement house unless both front upon a public street.

St. Paul, Minn.—An acre of land has been donated to the Model Homes Corporation, the organization of which is in progress under the auspices of the St. Paul Association for the Betterment of Housing Conditions. The property was formerly owned by the W. W. Norton Land Company. The Housing Association hopes to make it the scene of a model enterprise, which will demonstrate what can be done with an investment yielding a reasonable return. It is proposed that the houses erected shall be both for rent and for sale, purchasers to become shareholders in the corporation.

Salem, Ohio.—The Chamber of Commerce of Salem has launched plans for a \$50,000 citizens' corporation to build homes. Any resident may purchase stock.

San Francisco, Cal.—So-called "community homes" will figure prominently in the new Garden City development in Visitacion Valley which is undergoing the first stages of preparation. The houses will possess the appearance of handsome individual residences costing from \$8,000 to \$24,000, but will in fact house from four to eight families. Garden City is being promoted by a number of prominent San Franciscans headed by George C. Holberton.

Savannah, Ga.—Details of a model town shortly to be erected at Port Wentworth, a few miles from Savannah, have been made public by William Morris Imbrie & Co., who have financed several industrial concerns located at that point. Charles W. Leavitt, the New York landscape architect and civil engineer, has prepared the plans of the city and the actual work of erection will be carried forward under his direction.

Port Wentworth City will be erected to provide convenient and comfortable homes at a nominal expense for the workingmen and families of the employees of the various enterprises established at the nearby Port Wentworth terminal of the Savannah & Atlanta Railway. These industries include the Savannah Sugar Refining Co., the Atlanta Pulp & Paper Corporation, a cotton compress and plant of the Terry Ship Building Company, which will employ about 3,500 men in building vessels for the government.

The plans of the city, which will have its own water supply, sewerage system and lighting plant, call for a white and negro village on opposite sides of the Savannah river, with separate schools, community stores, churches, parks and moving picture theatres. All of the cottages will be of frame construction. In the white village they will be of Colonial style, containing three, five, six and eight rooms. In the colored district there will be 250 two-room bungalows.

Two modern hotels will soon be erected for the accommodation of transients.

Open air schools for children will be one of the modern ideas included in the plan, and landscape effects will be carried out in the general arrangement of grounds and buildings.

Sewickley, Pa.—The Board of Trade of Sewickley has taken up the subject of housing betterment from the construction side, with the idea of presenting to the landlord and the real estate man the desirability of building more substantially and of keeping their houses in sanitary condition.

Springfield, Ohio.—C. L. Miner, president of the Chamber of Commerce, has announced that Prof. C. L. Harris, of the city high school, has been given charge of an industrial survey to be conducted in the city under the auspices of the Chamber of Commerce. In this connection Mr. Harris will also make a survey of housing conditions.

Stamford, Conn.—In reporting on its investigation with regard to providing sufficient and better homes for workingmen, the housing committee formed some months ago by the Associated Charities has placed its stamp of approval upon the single-family house as against the tenement. It has recommended the Philadelphia plan, and has had prepared plans for about 80 four-room cottages to be erected upon a site within easy walking distance of the center of the city and the principal manufactories. The site has been acquired and is held in the name of citizens who are in sympathy with the project. It is estimated that the cost of construction will be about \$2,000 per dwelling, and the rental \$17 or \$18 a month, yielding a return upon the investment of 5 percent. The plans provide for brick houses to contain four rooms, bath and hot air furnaces, and a yard in front and rear.

While it is understood that some people are disposed to favor giving a trial to the tenement type of construction, the housing committee has expressed its opposition upon various grounds. It has pointed out that it is unwise to house children in large apartment buildings, and that the sanitary conditions in tenements are much more difficult to regulate. Scepticism is expressed also as to the wisdom of a small community playground. In short it is the belief of the committee

as well as of the managers of several of the manufacturing concerns which will be affected by the enterprise, that the average family is better off in a house of its own.

Staten Island, N. Y.—In connection with the \$2,500,000 disposal plant being built by the Metropolitan By-Products Company on Staten Island an industrial colony will be built for the employees of the company which will include a number of novel features. The company has purchased 40 acres of wooded land near the plant where it will erect on its first operation 25 five-room cottages equipped with running water, electric lights, steam heat, bath and modern toilet facilities. A big community kitchen will be one of the features of the colony, where not only single men may obtain board but where family dinners will be served or where food already cooked may be purchased and carried home. A large dormitory will solve the housing problem of the single men employed by the company.

Syracuse, N. Y.—The City Planning Commission of Syracuse is endeavoring to take advantage of the power conferred by the recent legislature to zone the city. The commission will recommend to the common council at an early meeting that it promulgate a map of the city setting forth proposed residence and industrial zones. Work on such map is already under way in the drafting room of the City Planning Commission.

The feature of the law most important to Syracuse at present is that having to do with the regulation of the height and type of buildings to be permitted in prescribed areas. It is not expected that industrial zones will be of immediate importance, as there is not much tendency at present, to locate factories outside of a fairly well defined district.

Trenton, N. J.—Mayor Donnelly has appointed a joint committee of white and negro citizens to study the situation arising from the accession of 200,000 to the negro population of the city. At a special meeting of the committee recently Eugene K. Jones, Secretary of the National League on Urban Conditions Among Negroes, advised the members of the committee on the proper way to proceed about their task.

Waterbury, Conn.—"Waterbury is suffering from growing pains." That is the way the housing situation has been sized up by one man who is closely in touch with real estate matters. "We are hardly aware yet that we are a city. Building has not kept pace with our needs."

The "growing pains" of Waterbury are evidenced in the fact that hundreds of families are compelled to board because they cannot find suitable dwellings. Others are living in crowded conditions or are paying exorbitant rents. No immediate relief is looked for, however, although the city aldermen are investigating the problem.

Watertown, N. Y.—Short at least 200 houses and facing a certain need for not less than 300 more within a short time, Watertown is confronted with a housing problem of stupendous proportions. This is the conclusion reached by the special committee of the Chamber of Commerce appointed some time ago to study the housing situation. It is the committee's purpose, if possible, to arrange with persons of adequate capital to undertake the wholesale erection of homes, provision having already been made by the committee to guarantee the necessary municipal facilities, such as water and sewer connections together with proper financial accommodation for the builders. Representatives of banking institutions and of manufacturing concerns and real estate concerns have been called into conference and in the near future invitations will be extended to local and non-resident contractors to attend a meeting of the committee, in the hope that satisfactory arrangements can be made to obtain the construction of a large number of moderate priced dwellings.

Waukesha, Wis.—The larger industrial interests of Waukesha have organized what is known as the Manufacturers' Building Company for the purpose of supplying homes for their employees. A large tract of land adjacent to the various plants has been purchased and a storage yard and warehouse has been established where quantities of building material for the proposed houses is arriving daily. The houses are to be sold on a basis of monthly payments and every inducement is being held out to employees of the several companies to buy.

Wheatland, Cal.—Ever since the hop riots of several years ago when one man was killed and two sent to state prison for life as the result of the improper housing of seasonal laborers, California has been working both officially and through private means for better conditions among these transient laborers.

A new move in this direction has been started by the Turlock-Modesto Fruit Growers' Association of Stanislaus county which has begun the construction of proper housing for this class of laborer and their families.

It is now customary for state officials to visit the various large camps and ranches with a view to insisting on proper housing having regard to health, comfort, morals and general decency and many employers themselves have awakened to the desirability of better conditions among their employees.

Wilkes Barre, Pa.—The Lehigh and Wilkes Barre Coal Company of Wilkes Barre has now under way the construction of two groups of modern homes for the employees at two of the company's operations. Under the direction of F. C. Huber, President and General Manager of the company, plans have been drawn for these structures and their environment, and the mine workers who occupy them will have all the benefits of model workingmen's homes situated amid healthful and attractive surroundings.

Williamsport, Pa.—Silk manufacturers of Williamsport have subscribed \$13,000 toward the fund being raised by the Williamsport Board of Trade for the purpose of building workingmen's houses in the tenth ward. The building concern will be known as the Williamsport Improvement Company. A. C. Everhart, contractor, will have charge of the operations under the general direction of George S. Welsh of Wilkes Barre, Consulting Architect of the Dodson Realty Corporation of Bethlehem, after tentative agreements are ratified by the Improvement Company.

Wilmington, Del.—The following resolution was forwarded recently to the mayor of Wilmington by the Central Labor Union:

"Resolved, That the Central Labor Union recommend to the mayor and common council of Wilmington that action be taken by them by the appointment of a committee or commission of three or five men, among the appointees being representatives of labor, and that this committee or commission study Wilmington's housing problem from all angles and tender to the mayor and common council a comprehensive report so that the work of housing the workers can be started and the working people of our city be made more satisfied and contented.

"The Central Labor Union trusts that you will give this matter your immediate consideration, for at the present time we find workers and their families living in small houses with two or three other families, public health being thus menaced, because of the lack of suitable homes. We find men toilers who work in Wilmington boarding in local boarding houses away from their wives and families and sending most of their pay to their home cities, thus depriving Wilmington's stores and business men of their share of the workers' expenditure. We find them crowded together in certain parts of the city in housing conditions that might almost be considered slums."

Youngstown, Ohio.—Industrial housing enterprises are multiplying in Youngstown. In addition to the projects of the Carnegie Steel Company, the Youngstown Sheet and Tube Company and the Republic Rubber Company, previously announced, the Brier Hill Steel Company, the Trumbull Steel Company and the Liberty Steel Company at Warren are contemplating building homes for their men.

It is understood that the Trumbull Steel Company has purchased a tract of land near its plant at Warren, on which dwellings are to be erected, and the Brier Hill Steel Company has purchased 50 acres for the same purpose. The Youngstown Sheet and Tube Company has retained the services of John Nolen, City Planner, to plan and develop 238 acres which the company is to devote to a housing project. The initial contract for 50 dwellings has been awarded and others will be

announced in the near future. It is said that the various projects will involve an expenditure of several millions of dollars.

The majority of the houses to be built, it has been announced will consist of four and five rooms, about 50% will be five-room structures and 40% four-room, and the remainder will be divided between six and eight room dwellings. The several types will be diversified in architecture, so as to prevent monotony. They will be of concrete, brick and stucco over wooden frames, and will be set in attractive surroundings.





Housing Betterment

DECEMBER, 1917

A Journal of Housing Advance

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The National Housing Association

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No. 4

HOUSING AND THE WAR—A LETTER TO PRESIDENT WILSON

Of such dominant importance has become the problem of war-time housing as to make Government intervention by no means a remote possibility.

So peculiarly is this a field in which the experience of the National Housing Association might be turned to account that President Robert W. de Forest deemed it advisable to appoint a Wartime Housing Committee to serve both as a channel through which the services of the Association might be placed at the disposal of the Government and as a means by which those principles for which the Association has stood might be safeguarded.

Accordingly the latter part of October he named the following committee: Grosvenor Atterbury, architect, of New York, Chairman; John Nolen, city planner, of Cambridge, and Lawrence Veiller, Secretary of the Association, New York.

In the course of several meetings held in Washington and New York, the committee drafted a series of recommendations which were approved by the board of directors at a special meeting held in New York on November 23 and the Secretary was authorized to forward them to President Wilson and to take such other steps as might prove necessary to carry out the committee's recommendations.

The letter and report in full are as follows:

New York City, Nov. 30, 1917.

To the President:

Sir:—

The National Housing Association respectfully urges upon your attention the pressing need of prompt measures to

secure proper housing accommodations for the very large body of industrial workers required to man the plants for the manufacture of munitions, the construction of ships, and other industries essential to the prosecution of the war.

We find that the Council of National Defense has already given much attention to this matter and we are glad to be in complete accord with the recent findings of the Commission appointed by that body.

To secure the health and well-being of the employees in these great works seems to us not only a public duty, but we are convinced that without such provisions it will be impossible to secure or retain the quality and quantity of labor required. Thus it will surely result that the output which the Government desires to stimulate in every way will fall far short of its possibilities.

We venture, therefore, to urge the establishment of a Board or other agency with power to act in this emergency. Such a Board should adopt and apply, as opportunity offers, suitable standards for the proper housing of workers on Government Contracts or in Government owned plants. Furthermore, in any case where Government aid may prove to be necessary to expedite proper housing, in order to secure a full and early output of ships and munitions, the Board or agency established should have power to make loans and use other means necessary to secure prompt, adequate and satisfactory results.

There is grave danger that without immediate action along the above lines and in the haste by those concerned in war industries to provide accommodations for employees that housing of such unsatisfactory character may be furnished as will fail to attract an adequate and contented force of workers. Moreover, the influence which these housing developments under Government control will exert by way of example either for good or for bad upon the general trend of industrial housing in the United States seems to us a matter of great moment.

In view of this and of the fact that the National Housing Association has, for a number of years, given its entire attention to the study and improvement of housing conditions in all parts of the United States, there was recently appointed

a special committee on War Time Housing to study and report upon present conditions and their influence on the production of equipment for the war in the hope that its conclusions might be of service.

The report of this committee is herewith submitted, together with the offer of whatever assistance or co-operation the National Housing Association may be able to render to the Government at this time.

Very respectfully,

LAWRENCE VEILLER, *Secretary.*

On behalf of the
NATIONAL HOUSING ASSOCIATION.

November 13, 1917.

Mr. Robert W. de Forest,
President,
National Housing Association.

Sir:—

Your Committee on War Time Housing begs to report as follows:

At the present time there is a serious dearth of housing accommodations for workers in war industries—in some sections amounting to a housing famine. This is confined to no one section of the country, but is found more especially in the industrial centers of the Eastern states and the Middle West.

THE EFFECT ON THE WAR.

The result of this situation has already been reflected in the slowing up of some of the industries engaged in making materials of vital importance to the conduct of the war. If not overcome it is likely to result in much more serious curtailment of output.

No further facts need be cited as to this situation. They have been presented in detail to the Advisory Commission of the Council of National Defense and to the recently appointed Commission on Housing.

There is no doubt as to the conditions that exist. That Commission has reported as follows:

"The situation may be well instanced by one New England manufacturing city where sixteen concerns are engaged upon war contracts. It was disclosed that nearly 10,000 additional men, for whom there now exists practically no living quarters, will be required by January 1 if the plants are to run their full capacity.

"One great steel company, already mainly employed with Government contracts, has extensive additions to its present plant approaching completion. The testimony disclosed that unless immediate provision be made for necessary housing the possible production of guns, gun carriages and other munitions will be curtailed fully one-third."

THE REASON FOR THE HOUSING SHORTAGE.

The reason for this condition of affairs is not far to seek. The providing of housing accommodations for the workers in our industrial communities has heretofore been left almost entirely to private initiative and chiefly to the speculative builder. In the present crisis that system has broken down. The speculative builder is apparently unable to procure capital or to take the chances involved in supplying this need.

A few employers of labor have sought to meet the situation. They have done what they could. To-day they stand halted because of the difficulties and risks involved in providing the necessary funds.

Bridgeport is a case in point. In that community 30,000 to 40,000 people were added to the population in a few months. To-day not another man can be accommodated in that city. On January first, next, a new munitions plant is to be opened for which the United States Government has provided \$2,500,000 to house the machinery. Unless additional housing is provided for the men, that plant cannot open except by taking men out of the existing plants already working below capacity.

Public-spirited men of Bridgeport have for the past three years grappled with the situation. Local capital has pro-

vided \$1,000,000 for the housing of the workers in that city and 400 families have been housed in buildings of a good type. But this is only a drop in the bucket. The people of Bridgeport stand equipped and ready to go ahead and provide all the housing accommodations the city needs if the necessary money can be secured—but the funds are not forthcoming. The available local capital is needed for the development of industry.

THE CASE OF THE BETHLEHEM STEEL COMPANY.

Another case is that of the Bethlehem Steel plant near Sparrows Point, Maryland. The Bethlehem Steel Company some time ago took contracts from the Government to build ships and guns. Plans were immediately made for a plant to employ 6,000 additional men. As this is an isolated community, it became necessary to provide housing accommodations for the workers. A company was formed for that purpose. Plans were made for the development of a model community housing 6,000 workers. Contracts were about to be let when suddenly the whole thing stopped. The Steel Company, we understand, found it did not have the funds with which to finance the project.

It is needless to cite other illustrations. No person who has looked into the question can doubt that this housing situation which confronts the country is a war emergency and that unless the Government comes to the aid the production of ships, munitions and a thousand other things necessary to our success in the war will be so interfered with as to prolong the war.

GOVERNMENT INTERVENTION NECESSARY.

We would urge therefore:

1. The Establishment of a Housing Administration of the Federal Government.
2. The Immediate Appointment of a Housing Administrator to have direct charge of the Housing of the Workers in the War Industries of the Country.

3. That Legislation be obtained from Congress empowering the President to:

a. Loan government money upon proper security to employers of labor and to other agencies for the housing of workers in industries producing goods in the opinion of the President necessary for the successful conduct of the war.

b. To build houses, for sale or rent, buy and condemn land and take all necessary steps for the development of communities in which workers in such industries are to live.

4. That Money be Appropriated in Sufficient Amount to Enable the President to carry out this work.

5. That in Order to Avoid Dangerous Delay Pending Action by Congress, the President provide from funds that may be available the small amount of money necessary to enable the requisite preliminary work to be done.

As illustrative of what is needed in this respect, we cite the following:

A. Appointment of a small Board of Technical Experts.

B. A Quick Survey to Determine Those Communities Where Additional Housing is Most Important to the War.

C. A Selection from these of Those Cases Which Can Be Met by the Loan of Government Funds as Distinguished from the Building of Houses by the Government.

D. An Estimate of the Amount of Money Needed for Such Loans, and a thorough investigation of the basis on which they are to be made and the character of security to be required.

E. The Adoption by the Housing Administration of Standards to which Dwellings on which Governmental

Money is to be Loaned must Conform. The Determination of Such Questions as the Type of House and the Materials and Method of Construction, &c.

F. A Field Study of Local Conditions in those Communities where it may be necessary for the Government to do its own building.

CHARACTER OF THE HOUSING.

There is a fund of accumulated knowledge in this country, readily available, which can be immediately turned to account. It will neither delay operations nor increase cost to have these communities developed in a way that will be of lasting value and that will make each of them an attractive place to the workers.

We cannot lay too much emphasis on the importance of this consideration. There is grave danger that those locally concerned with war industries and even the Government authorities, in their haste to provide accommodations in sufficient numbers, might permit them to be of such a relatively unsatisfactory character as to fall short of their essential purpose; which is nothing less than the insurance of living conditions really good enough to attract and hold a steady, contented and efficient force of workers. England dealing with similar problems has through costly experience been brought to a full realization of the importance of this.

It is important, if the Government investment in enterprises of this kind is to be protected for the future, that the development should be of such a satisfactory nature as to hold occupants after the war is over. Communities developed along scientific, economic and attractive lines would have this great advantage, not only over temporary housing, but over the type of quick-selling commercial developments erected by the ordinary speculative builder.

Moreover, the enormous influence which these housing developments under Government control will exert, by way of example, either for good or for bad, upon the general trend of industrial housing in the United States, is a matter of great moment. To permit the stamp of apparent Government approval to be placed upon mediocre or inferior industrial

housing enterprises would give the most discouraging setback to the national movement for better housing.

While the safeguarding of the health of the men with the colors is of vital necessity, of almost equal moment is the maintaining of right social and living standards among the workers, upon whose work the successful conduct of the war so largely rests.

The situation calls for immediate action.

Respectfully submitted,

GROSVENOR ATTERBURY, *Chairman,*

JOHN NOLEN,

LAWRENCE VEILLER,

Committee on War Time Housing.

GOVERNMENT AID FOR HOUSING

Just what congressional action will be taken upon the recommendations of the Housing Committee of the Council of National Defense, which includes a provision for an appropriation of \$100,000,000 to finance the building of homes for war workers in munitions centers, it is, of course, impossible to forecast, but action of some sort is expected. President Wilson himself conferred with the committee on the day previous to the publication of the report which, therefore, is believed to express, more or less, Administration views.

The committee was appointed by Secretary Baker on October 9, at the suggestion of Philip Hiss, chairman of the Section on Housing of the Committee on Labor of the Advisory Commission of the Council of National Defense, with instructions to conduct a hurried but intensive investigation into conditions in cities which are turning out war supplies. The committee was composed of Otto M. Eidlitz, civil engineer and builder of New York City, chairman; Gertrude Beeks Easley, chairman of the Welfare Department of the National Civic Federation; William J. Spencer, secretary, Building Trades Department of the American Federation of Labor; C. G. Du Bois, comptroller, American Telephone and Telegraph Company, and Theodore Robinson, vice-president of the Illinois Steel Company, Chicago.

It sat in Washington and summoned before it heads of indus-

tries, Chamber of Commerce secretaries, and representatives of other organizations which were most closely in touch with the housing situation in their respective communities.

The conclusions of the committee were submitted to the Council on November 1; the committee thereupon ceased to exist, but its chairman, Mr. Eidlitz, was continued as a committee of one by the Council of National Defense. Since that time Mr. Eidlitz has made his headquarters at Washington, devoting all of his time to this important work.

In a statement given out by the Council of National Defense on November 1st it is stated:

"While the committee deprecates any exaggeration as to the extent of the existing housing problem, it is of the opinion that, in general, the existing emergency demands immediate action and furthermore is convinced that under proper safeguards the Government should give quick financial aid to such industries or communities as can clearly demonstrate their right to relief. In this regard it is suggested that any aid which may be given by the Government should preferably be rendered in the form of loans at a low rate of interest. Some loss to the Government may be reasonably expected, but the expenditure necessary to give relief is negligible when measured by the loss incident to delay in the execution of the vast war orders already placed.

"It is the judgment of the committee that an organization of reasonable permanency and authority is necessary to administer quickly and effectively such funds as may be available for housing purposes, and that such organization should have broad powers to conduct building operations, to deal in real estate and securities, and to borrow and loan money.

"The committee further recommends that, in line with the recent findings of the Advisory Commission of the Council of National Defense, all authorized agencies of the Government making contracts for war materials shall give due consideration in the future to labor supply and housing conditions prior to closing contracts, and that future contracts shall be distributed, as far as possible, to prevent undue concentration of workers in any one locality.

"The committee on housing particularly emphasizes the conviction that any Government aid for industrial housing should be considered as a war measure and be rigidly confined to cases where restriction of output of war materials would otherwise occur."

At a conference between Chairman Hurley of the Shipping Board and Secretaries Baker and Daniels on November 12, the proposals of the committee received informal endorsement. Chairman Hurley, stating that the Government was alive to the seriousness of the problem, announced the appointment of J. Rogers Flannery, president of the Vanadium Steel Company of Pittsburgh, as a special agent of the Shipping Board to handle the housing problem. To Mr. Flannery has been assigned the duty of sizing up the situation in ship-building centers, of enlisting the aid of local interests in the solution of the problem, and of making recommendations to the Shipping Board, based upon his investigations. He has already visited Baltimore and the ship-building towns of Delaware County, Pennsylvania. At Hog Island, as a result of his recommendations, the Government has launched a temporary housing project for 30,000 men of the American International Shipbuilding Corporation. This will partially relieve the notorious congestion in Marcus Hook, Eddystone, Leiperville, and other Delaware County towns.

This enterprise, however, does not touch the various proposals submitted in the recommendations of the housing committee which, of their nature, require congressional action to become effective.

HOUSING IN WASHINGTON

Housing is the topic of the times in Washington.

All conversation, it is said, veers round sooner or later to this problem of finding a place to live—of finding houses to take care of the influx of strangers, since Uncle Sam has had to increase his working force. Approximately 20,000 employees have been added to the payroll since the war began. It is estimated that the population of the national capital has increased more than 40,000.

"Doubling up" is beginning to assume the aspect of a patriotic duty, and hundreds of families who never before have taken strangers into their homes have responded to the call issued through the press, and made room for one or more. Sometimes the situation is tragic, and sometimes it is funny, as is the case of a big western lumberman who called recently at the Association office, and upon stating that he was more or less permanently

located in Washington on Government work, was asked whether he had been able to find satisfactory living quarters. "Yes—entirely satisfactory," he replied. "I am living with twenty or so other men in a girls' dormitory at a domestic science college!"

The Chamber of Commerce, the Y. W. C. A., the Y. M. C. A., the District Committee of the Council of National Defense, the Women's Committee of the same organization, and a committee of the Real Estate Brokers' Association, are among the organizations that are busied with the problem. As a result of combined effort, a registry of available rooms is on file with the Y. W. C. A., the Y. M. C. A. and the Chamber of Commerce, and to these registries all new employees are referred by the Ordnance Department.

In the meantime, various plans are being considered for providing permanent relief by the erection of houses and boarding homes, as it is believed by many that Washington will retain its increased population. Among these plans is one which has been suggested to the Women's and Men's Federated Councils on Employment by Charles A. Stanton of New York City. Mr. Stanton suggests club houses—Martha Washington houses for the women and George Washington houses for the men—ten stories in height, and equipped with cafeteria, roof garden, skating rink, and swimming pool, the rooms to rent at rates far below the prevailing charges. Mr. Stanton would make the clubs co-operative as far as possible, although, of course, it would be necessary to borrow much of the capital on the security of first mortgages.

The Y. W. C. A. is talking strongly of launching a campaign to raise \$20,000 for the housing of girls and women in the national capital.

There has been an average increase, according to newspaper reports, of approximately 10% in the rental prices of all houses and apartments in Washington which rent for from \$20 to \$75 a month.

CONNECTICUT TAKES HAND IN HIGH RENT PROBLEM

Appointment of a commission by Governor Holcomb, of Connecticut, is the first official action which has been taken

in this country, so far as is known to the National Housing Association, to handle the rent problem, which has become so acute since the entry of this country into the war.

Charges on the part of Waterbury officials that rents have advanced beyond all reason in that city, due solely to the cupidity of landlords, resulted in the appointment of a commission composed of Herbert Knox Smith, of Farmington; Julius Stremlau, of Meriden, and Marshall O. Wells, of Hartford, to investigate Waterbury conditions and report back to the Governor.

"The ground for State intervention in the Waterbury situation," says the Hartford Post, "is that selfish and unpatriotic landlords, by raising rents and driving tenants out, are handicapping the prosecution of the war by making it difficult for munition workers to find a place to live."

The high rent problem is not peculiar to Waterbury, nor indeed to Connecticut. Similar complaint comes from practically every community which is affected by the congestion attendant upon war industries.

Great Britain, confronted by the same problem, has attempted to protect her people from extortion by a law—the Limitation of Rents and Mortgages Act—which forbids collection of rent in excess of what was charged at the time that war began, unless additional improvements have been made.

MODEL HOUSING ENTERPRISE FOR HARTFORD

Convinced of Hartford's dire need for improved dwellings following a thorough investigation of the situation by a special committee of the Chamber of Commerce, and agitation on the part of practically every social agency in the city, Mrs. Appleton Hillyer, Charles F. T. Seaverns, and Mrs. Bernard T. Williams, have organized and incorporated the Hartford Housing Association, with capital stock of \$100,000, which will "buy, hold and sell real estate; lend money to worthy citizens for the purchase of land and the building of homes; aid in the development of home sites; lay out playgrounds; improve housing conditions in Hartford; make places of amusement, and assist in all recreation enterprises."

Mrs. Hillyer and Mrs. Williams have long been in the vanguard of the housing reform movement in Hartford, and Mr.

Seaverns was the chairman of the Housing Committee of the Chamber of Commerce which was given the mission of working out a solution of the housing problem as revealed in the report presented to the Chamber by a survey committee.

The Chamber of Commerce has been by no means the only interested body in Hartford. On October 24 the Hartford Open-Shop Building Trades' Exchange passed a resolution that the Association take the matter under advisement and has since held special meetings for the consideration of the problem.

At a monthly conference of the Confidential Exchange of Social Agencies on November 15, Judge Francis A. Palloti, owner of 160 tenements on the East Side of Hartford, speaking on "What a Landlord Knows," said concerning the type of a housing development: "When new tenements are erected they should be of three rooms only. If there are four rooms, one is sure to be set aside for boarders, the keeping of whom accounts for much overcrowding. Each tenement should have a bath tub, and there should be a closet in every room."

The negro problem has been one of Hartford's chief difficulties. It is generally agreed that there have been about 2,500 arrivals of colored people within the present year.

SCOTCH RENTS INCREASE

That the house shortage and rent problem in the United States and England has its parallel in Scotch cities is shown in a report to the United States Government by Consul H. D. Van Sant, located at Dunfermline, Scotland. In this city rents have increased from 50 to 100% over normal times, and the demand for dwellings far exceeds the supply. In his report Consul Van Sant says:

"An ordinary middle-class dwelling renting a few years ago at \$150 a year would, if obtainable now, readily bring \$250 to \$300, and perhaps a premium as an inducement to obtain first option. As indicating the demand for houses in older Dunfermline, there were seventy-four seekers for one house advertised in one insertion of a local paper.

"It is said that if 1,000 houses were to be built immediately in the town proper, they all could be filled with tenants within a month. But there is no building of houses in the older part of Dunfermline, and until the

high cost of building material is reduced or a new and larger supply is imported from abroad few dwellings will be erected.

"At the garden city of Rosyth, the new addition of Dunfermline, now located within the boundaries of the royal burg some four miles distant from the older town, housing conditions have become so acute that the Admiralty and the city authorities have taken the matter in hand most energetically. Vacant fields have been converted into an extensive town-planning scheme, and where farming lands existed two or three years ago the Rosyth Garden City addition to Dunfermline has sprung into being. This new town will probably contain 10,000 or 15,000 inhabitants in the near future.

"To meet the extraordinary demand for workingmen's homes at Rosyth, it is said that about 2,000 houses have already been constructed, including those nearing completion, and that 2,000 more dwellings are to be erected as soon as practicable. These homes rent for \$2.35 weekly, rates (taxes) and electric lights included. There are ten or twelve types of houses, the largest ones renting for \$100 to \$170 per annum. According to the chairman of the housing committee, the maximum rents the company can charge are sufficient to bring in only 3.65 per cent. on the total capital cost.

"The apartments are very small, averaging not more than 14 feet front. There is a kitchen, 14 feet x 10 feet 9 inches; a scullery, 8 feet x 11 feet 6 inches; a bedroom above, the same size as the kitchen, with a press or closet under-stair, and a closet in bedroom."

THAT QUESTION OF BUILDING COSTS

Building material prices probably will remain at or above present levels for the next five years. This is the conclusion reached by a committee of experts appointed by Marcus M. Marks, presidents of the Borough of Manhattan, for the purpose of making a careful survey to ascertain officially whether there is any likelihood of a lowering of building costs.

Allen E. Beals, secretary of the committee, submitted in the committee's conclusions a report showing the percentage of rise in price of basic materials covering all items that enter into the construction of a building with conditions of supply at mill centers and demand in the metropolitan market. It is the intention of the committee, however, to extend its survey throughout

the nation—to organize committees in every city in the United States and obtain from them reliable reports so that a consensus of opinion that will be absolutely dependable may be obtained.

Appointment of the New York committee followed the mass meeting of financiers, architects, builders, real estate men and representatives of labor unions in the building trades, called at the Municipal Building, September 30, by President Marks. More than 300 leading men in the building industry attended.

President Marks was urged to this move by reports that in spite of the enormous demand for new construction—residential, commercial and industrial—lending companies were discouraging building construction either by calling mortgages or by refusing to make further engagements; that unless something were done before long there would be danger of a serious shortage of rentable space.

Briefly summarizing the report of the committee, Mr. Beals enumerates the following conclusions as to the cause for the present stagnation of building construction in the metropolitan district: First, a general expectancy that there will be a drop in the price of building materials following the enforced lowering by the government on steel and coal; second, uncertainty of deliveries; third, uncertainty regarding whether realty values will be sustained or kept from going to abnormal bounds through action of investors seeking to build structures not requiring steel in the new suburban territories within the city limits, or soon to be reached by the new subway system.

NEWARK SHIP BUILDING AND HOUSING

Before the overwhelming prospect of an increase of 100,000 population at one bound confronting the city, the Newark Board of Trade has reacted by launching a housing project which may involve the expenditure of \$5,000,000. At a meeting of the board on November 22, called specifically to consider the housing problem, the president, Uzal H. McCarter, was authorized to appoint a committee of twenty-five to work out the details of such an enterprise.

The meeting was addressed by B. L. Worden, general manager of the Submarine Boat Corporation, Robert McGregor, vice-president of the Federal Shipbuilding Company; John M. Glenn,

director of the Russell Sage Foundation; Lawrence Veiller, secretary of the National Housing Association, and several local business men.

The Submarine Boat Corporation will, within six months, employ about 15,000 workers, and the Federal Shipbuilding Company about 7,500, according to the statements of Mr. Worden and Mr. McGregor. This means, roughly, 100,000 people. It is estimated that of the workers 60% will be skilled and 40% unskilled.

Realizing that failure on the part of Newark to provide for this population on a large scale would mean either serious congestion or loss of a big opportunity, the Chamber of Commerce some time ago appointed a Housing Committee, which made a thorough-going report, upon which discussion centered at the special meeting, with the result that by unanimous action a resolution was adopted which authorized the president to appoint a committee of 25 to undertake the organization of a building company.

As a part of its report the housing committee submitted plans for various types of houses, prepared by James O. Betelle, architect, of Newark, which it believes will cover the needs of the situation. It will be the duty of the new committee to decide upon the fitness or unfitness of the plans, as well as the means of financing the project. The types suggested include an apartment house built in units at a cost of \$100,000, accommodating 48 families, and renting at \$6.50 a room; four-room single family houses to be built in rows and to rent for \$16 to \$18 a month; six-room single family houses in rows, to rent for \$25 to \$28 a month; two-family houses in rows, to rent for \$14.50 to \$17 a month, and six-room single family cottages, to rent for \$36 per month.

"BEATING THE BUSHES" FOR HOMES

In its effort to find housing accommodations for the 10,000 workmen needed to man new shops that are about completed at Bethlehem, Pa., the Bethlehem Steel Co. has undertaken a house-to-house canvas of every town in the Lehigh Valley within a radius of twenty miles around Bethlehem. Through the Chambers of Commerce and Real Estate Boards of the various cities

the company has advertised its need and procured hearty co-operation, special committees having been appointed in every community to assist in the investigation and consider other means of meeting the housing shortage. The railroad and trolley companies have agreed to do all they can in furnishing transportation for employees residing at Bangor, Pen Argyle, Wind Gap, Nazareth, Easton, Allentown, Catasauqua, Coplay, and as far up the valley as Slatington.

The canvass of the south side of Bethlehem revealed that 1,200 rooms are available.

The last reports from the team working in Allentown showed the following results: Accommodations for rooms 1,261; board, 146; board and room, 290; light housekeeping, 37; unfurnished rooms, 14; hotels, room and board, 180; restaurants can feed 390.

MARTIAL LAW THREATENS INDIANA CITIES IF HOUSING CONDITIONS DO NOT IMPROVE

Dr. J. N. Hurty, secretary of the State Board of Health of Indiana, has threatened the cities of Lake County with martial law if housing conditions are not speedily improved.

Investigations in Gary, East Chicago, Indiana Harbor and Hammond, two of which at least have doubled their population in the last three years, revealed the most revolting conditions—conditions which, according to Dr. Hurty, contain the threat of a repetition of the East St. Louis horror.

Dr. Hurty, Dr. William F. King, his assistant, and a staff of inspectors, made a three-day tour of the cities named, and their findings revealed not only insanitary and immoral living, but lax law enforcement. The reports cited specific instances of congestion, such as tenement and rooming houses where 8 men slept in 2 beds, a family of 9 with 2 roomers living in 2 rooms. The rooms and bedding were found to be filthy. The inspectors found garbage in the stairways, kitchen slop strewn on the ground, outside toilets, and no sidewalks. In East Chicago, 11 men to 6 beds; 14 men in one room, and a hog being butchered on the kitchen floor; 13 beds in an attic where 30 men slept, were some of the conditions found.

Mayor Johnson of Gary is responsible for the statement that the cities of Gary and East Chicago have doubled in population

in the last three yearss, and that it has been impossible to provide proper living conditions. Mayor Smalley of Hammond stated that his city had found the negro question puzzling.

TEMPORARY HOUSING A TUBERCULOSIS ALLY

"It has been stated recently in an architectural publication that the shacks built at the time of the flood emergency in Galveston are to-day doing duty as slums," said William B. Stratton, architect, of Detroit, in an address before the tenth annual convention of the Michigan Anti-tuberculosis Association in Battle Creek. Mr. Stratton is an authority on the planning of tuberculosis sanatoria. The subject of his address was "The Building of Workingmen's Houses with Reference to Tuberculosis and Public Health."

"Such is the usual experience," Mr. Stratton continued, "with temporary buildings, and a terrible situation would be created in this country if in the case of the housing emergency which will arise with the erection of new factories for the manufacture of munitions or other war supplies, the Government did not step in and plan for substantial buildings. Even though the condition is fairly temporary, the presence of the well-planned village will mean that the houses will not be empty."

"There is no doubt that the key to the tuberculosis problem lies in the housing question. At present 40% of the deaths due to tuberculosis alone can be directly blamed upon bad housing conditions."

PHILADELPHIA'S HOUSING SHORTAGE

For the purpose of considering problems arising from the fact that Philadelphia has found herself unprepared to meet the enormous increase in population due to the various war industries centering there, a conference of real estate men, operative builders, representatives of shipbuilding firms, representatives of the State Committee on Public Safety, of the Bureau of Surveys and of the Department of Health and Charities, together with directors of the Philadelphia Housing Association and of the Pennsylvania Housing and Town Planning Association, was held early in November. The result of the meeting was a decision

to appoint a committee to study the problem thoroughly and to map out a programme.

At this meeting John Ihlder, secretary of the Philadelphia Housing Association, presented a statement from the City Bureau of Building Inspection which showed that but 2,375 two-story dwellings had been erected in the first ten months of 1917, as against 8,806 dwellings of the same type in 1915, and 7,204 in 1916. William Gamble, statistician of the Bureau, estimates that of those erected this year 40% cost \$2,600 or more, and that therefore the actual increment of wage-earners' houses—the class of dwelling for which the need is most pressing—is but 1,425. "It seems almost absurd to say," Mr. Ihlder stated, "but Philadelphia is beginning to approximate the condition of Bridgeport. If it continues, conditions will be far more serious than they have become in Bridgeport, because there are large areas here where land is far more overcrowded than it is in smaller cities.

"Our great difficulty seems to be that we have not gotten together and thought our problem through, but have gone at it piece-meal, meeting one phase of it in such a way as to make the next more difficult.

"The new industries may retrench somewhat at the conclusion of the war, but there is no question that many of them have come to stay. Some of the largest of them are located accessibly to much vacant land within the city limits. Moreover, this area is comprised within the district for which city plans have been made. We are in a position to go ahead with this development, confident that what we do will serve the future as well as the present. This area has been included in the plans for rapid transit development, and lies contiguous to the growing industrial district south of the city. Even if there is a very great shrinkage in industrial activity after the war, this area made accessible both to the center of the city and to Delaware County, will hold its population provided it is so developed that it is an attractive place of residence."

SAN FRANCISCO GRAND JURY SCORES FIRETRAPS

Demands that San Francisco find some means to rid itself at once of menacing firetraps were made at a special meeting of the Grand Jury called in October to probe the matter. As a result, a new ordinance formulating methods by which un-

safe buildings may be condemned will probably be rushed through by the Supervisors at an early date and drastic action will be taken against the lodging houses named in the report of the Grand Jury committee.

This ordinance, framed by City Attorney George Lull, has been on the shelf since July awaiting some amendments by Fire Commissioner Davis. It provides that fire wardens shall investigate suspicious places, and upon becoming convinced that they are firetraps shall so report to the Board of Supervisors with the recommendation that the places be vacated and demolished.

"San Francisco has been very lucky so far that she hasn't had a wholesale cremation in these cheap lodging houses," said Fire Chief Thomas R. Murphy. "It is only a question of time until such a tragedy will occur if something is not done. The fatal fires we have had have occurred in the afternoon or early in the evening. If they had broken out early in the morning nothing less than a wholesale cremation would have occurred in several fires I have attended."

The Grand Jury filed no report, but will send a record of the proceedings to the Supervisors.

"If the Supervisors do not take some action on City Attorney Lull's ordinance further action by this body may be necessary," said Foreman John D. Spreckels, Jr., after the meeting. Spreckels said also that Dr. Hassler's suggestion concerning the prosecution of violators of the housing act will be acted upon.

RECOMMENDATIONS TO AMSTERDAM

In her survey of Amsterdam, New York, recently published, Miss Udetta Brown has made a series of recommendations which, while especially applicable to Amsterdam, might well serve as a housing programme for other cities in the same class. To that end the recommendations are herewith summarized:

1. From the housing point of view, the most pressing need of Amsterdam at the present time is a housing code. Such a code should supercede all provisions of the present building code dealing with sanitation, light and ventilation and fire

egress and protection in all types of dwellings, but would not take over the purely structural provisions.

2. Several of our larger cities have passed districting ordinances setting aside certain sections of the city for certain uses. This plan is worth considering in Amsterdam.

3. Records should be kept so that the number, location and kind of buildings in the city can be easily ascertained.

4. Sanitary inspection cards for dwellings should be kept by the health department.

5. To improve the conditions in the older sections, to avoid mistakes in the unplanned areas, and to make wise selections of park land while desirable sites are yet available at reasonable prices, a city planner should be consulted.

6. Amsterdam is at the parting of the way. She must decide whether she will be a tenement city with all the problems of sanitation, recreation, health, delinquency and crime augmented by the abnormal life in these congregate dwellings, or will she choose the sane way and by conscious, well thought-out plans continue to be the city of one and two-family dwellings that she has been in the past? If she is wise and can learn by the experience of others she will choose to remain a city of homes.

7. There is need for civic committees to watch the enforcement of law and to suggest needed changes and encourage and support the efficient officials and employees in the city departments.

CINCINNATI SETTING PACE FOR OTHERS

Comprehensive plans of the Cincinnati Better Housing League for its 1918 activities are being forwarded by a happy coincidence of local circumstances. A Home Rule Charter has carried, which will make local legislation easier. A special tax and deficiency bond election carried, assuring a large increase in the Tenement Inspection Department for 1918. A Public Health Council, backed by the Health Department, the Anti-Tuberculosis League, and the Council of Social Agencies, is being formed to co-ordinate forces in the health field.

The Woman's League for National Service has agreed to make housing work one of its major activities after the Christmas holidays.

The plans of the League include a comprehensive survey of the tenement district, a publicity and educational campaign, tabulation of the moral and physical products of bad housing from the records of the various agencies dealing with them, and a close and active co-operation between the civic, educational and social service agencies interested in housing conditions.

As a part of the educational campaign Mrs. Simon Kuhn, treasurer of the League and chairman of the housing committee of the Woman's City Club, is planning to have this committee make a comparative study of housing codes, looking forward to a campaign for a modern code in Cincinnati.

The basis of the survey which the League plans will be to secure facts about existing conditions to be used in the campaign for the code and in the general educational campaign. The work will start in the negro district under the auspices of the Negro Civic Welfare Committee. Outside the negro district the women supplied by the National Service League, led by those already trained through White List inspection work, will do the field work. The housing committee of the City Club will also participate in the survey.

As a part of its publicity and educational campaign, the League recently issued a commendable tenants' primer, entitled "Home, Health, Happiness." The booklet, which is aptly illustrated, contains in display type a series of hints as to health and safety in the home, home beautifying, and a simple explanation of the requirements of the City Housing Code. One of the most interesting features of the booklet is its admonition in regard to the keeping of lodgers. After advising against the keeping of lodgers the booklet adds: "But if you must keep them, be sure you know exactly what sort of people they are. In order to be admitted into your home they must be clean—mentally, morally and physically—be neat in habits, and well known to the family as good citizens. This is the only way to prevent the danger of having bad people set examples for the children, thus making the home unhappy and unfortunate."

The League has elected the following officers and board of directors for the ensuing year: President, Max Senior; first vice-president, A. O. Elzner; second vice-president, Courtney Dinwiddie; secretary, Frank P. Goodwin; treasurer, Simon Kuhn; board of directors: Alfred Bettman, C. W. Bockman, Courtenay Dinwiddie, A. O. Elzner, Harris Ginberg, Fred A. Geier, Frank P. Goodwin, Hornell Hart, W. A. Julian; Mesdames Simon Kuhn, Millard Mack, Julian Pollack, Max Senior, Howard Wurlitzer.

CONCRETE HOUSING

For the purpose of investigating industrial concrete housing, the American Concrete Institute has appointed a committee of which Leslie H. Allen of the Aberthaw Construction Company of Boston is chairman, and John E. Conzelman of the Unit Construction Company of St. Louis is a member. Both Mr. Allen and Mr. Conzelman are members of the National Housing Association. Each member of the committee has been asked to prepare a paper on various phases of the subject, which later may be published in book form.

PROFIT IN "RACE SUICIDE" APARTMENTS

Under the headline "There is a Profit in Producing 'Race Suicide' Apartments," the following advertisement appeared in the New York Herald of October 23—a rather blatant acknowledgment of the trend of the times:

"The popularity of and high rents obtainable from good tenants for two rooms and bath in high-class locations means a big selling profit for builders producing such apartments. The quickest, easiest method of annexing such profit is to convert this four-story 20 ft. dwelling, beautifully located, 75th Street, between Columbus and Amsterdam Avenues, which when altered into race suicide apartments, will rent like Sam Hill at stiff rents. It is for sale at a very low price and on easy terms. The running expenses of a building of this type are considerably lower than in any other realty investment of the same gross rent. Creating small apartments is today the most inviting field for builders."

The name of the owner of the building was appended.

GOOD HOUSING SHOULD BE WRITTEN INTO WAR CONTRACTS

That the War Department stipulate in its contracts with manufacturers of munitions that the men they employ shall be suitably housed, just as it does in each of its contracts for the manufacture of clothing for the army and navy, which stipulate that such clothing shall not be made in sweatshops or under insanitary conditions, is the suggestion of Joseph Fink, secretary to Commissioner John J. Murphy of the New York Tenement House Department. "If manufacturers do not provide good accommodations for their help," says Mr. Fink, "the national government should insist upon it, for bad housing conditions have been the cause of tuberculosis and other life-destroying diseases. An increase of tubercular people in overcrowded sections would quickly result, and lower the producing capacity of the workers to the detriment of the nation in its crisis.

"Experience has amply proved that men cannot thrive in insanitary homes, yet in most of the industrial districts workers and their families are being compelled to live in shacks and dilapidated buildings. The lives of many of these workers will be endangered the coming winter because of improper housing, and that will not only hamper the production of munitions and general commodities, but endanger the residents of those communities."

Mr. Fink is of the opinion that it is necessary for manufacturers and large employers of labor to house their workers since builders and investors cannot be induced to do so because of present exorbitant building costs. He would exempt from taxation structures erected for that purpose and, further, would have the communities in which such developments were located, guarantee the repayment of mortgages and in that manner induce capital to invest at a low rate of interest.

CONGESTION TO THE NTH DEGREE

A man with a statistical brain has figured out that in lower New York, if all the occupants of the buildings came out at exactly the same time, allowing five square feet for each person, they would have to be piled 2 high in Broadway, 3.10 on Nassau Street, 5.2 on New Street, and 6.6 in Exchange Place; that along these streets the average height of the buildings on Broad-

way is 13.92 stories; on Nassau Street, 9.2; on New Street 12.2, and on Exchange Place, 14.9.

CLEVELAND FINDS A NEW SOLUTION FOR A HOUSING SHORTAGE

Cleveland, like many other industrial centers, has been confronted with a serious problem resulting from the unusual increase in population, due largely to abnormal expansion of industries resulting from the war. In addition to this, the unusual large increase in the immigration of colored people from the south, has aggravated the situation. In the meanwhile the banks and mortgage companies have practically stopped financing the building of homes, the result being that less houses have been built in 1917 thus far than during a similar period in previous years.

After many months of study and conference, it was decided to form a corporation attempting to stimulate the building of low-priced homes; not by loaning money to real estate men or contractors, but by financing the purchaser.

Real estate dealers and builders have been compelled to pay a very substantial percentage for financing their business. This cost, together with the slow turn-over of capital, has naturally been added to the selling price so that the "Mark up" has vastly increased the cost of homes throughout the city. It is believed that if this financing cost could be eliminated so that the selling prices could be reduced, it would not only stimulate the demand but speed up the capital turn-over of the real estate dealer, thereby increasing the number of houses being built and obtain a further reduction in cost. The Cleveland Real Estate and Homes Company therefore propose to act in the dual capacity as purchasing agent for the prospective owner and selling agent for the real estate dealer. The dealer is to receive cash payment in full for the house and lot. Dealers have advised that a discount of no less than 10% is certain for cash payment in full. In addition to this, the 3% commission which is customary to allow for selling would also be obtained, and additional discounts earned from the placing of insurance, bonding, etc.

Taking, for example, a transaction involving the purchase and sale of a \$3,000 house and lot, we would earn 10% for \$300, for cash discount 3% or \$90 sales commission and smaller

commissions, bringing the total savings up to \$400. Instead of re-selling this house at the net price to the purchaser, the house would be sold to him at the regular selling price, namely, \$3,000, of which 10% down payment would be asked. This gives ample equity, so that the company's loan is safeguarded. At the end of each year the purchaser will receive in the shape of a deferred dividend a *pro rata* bonus similar to that earned by life insurance policies. This would be taken out of the marginal difference between the sales price and the net cost, less administration costs and interest on the company's stock, which will pay 6%.

The intention is not to issue first and second mortgages, but with the adequate margin which can be procured in the manner described, to issue only one mortgage. Instead of selling these mortgages, the plan contemplates depositing these with trust companies and issue against them collateral trust notes.

It is proposed to sell the stock of the corporation to large employers of labor as well as investors. Some of the money will be used to build houses for rent based upon a scheme of development that has not yet been tried out in Cleveland, taking advantage of the deep through lots that are characteristic in some of the more congested areas and eliminating front and rear tenements; building small lanes through the middle of these lots, on either side of which will be arranged "terraces" or blocks of houses.

The plan of the company is flexible and the charter broad, so that it can avail itself of any opportunities that present themselves for special housing developments.

The board of directors, with Paul L. Feiss as its chairman, is made up of some of the most important men in the city, including financiers, bankers, employers and real estate men. While the company is capitalized at present for only a nominal sum, it is planned to issue stock for sale as soon as financial conditions are more favorable.

CRACK SHOTS DO NOT COME FROM TENEMENTS

Lieut.-Col. Fred M. Waterbury, crack shooting instructor of the New York National Guard, has found a great difference between the shooting power of regiments recruited in New York

City and regiments recruited in the country, the difference being greatly to the disadvantage of the city-bred guardsmen.

The conclusion reached by this officer after extended experience, according to an editorial in the New York Mail of October 1, disclosed the fact that in the two periods between the Revolution and the Civil War, and between the Civil War and the present, American muscle, American nerves, and American power of endurance have deteriorated, and they have deteriorated in exact proportion to the growth of cities, the development of organized industry, and the spread of the tenement way of living.

STEAMERS MAY HOUSE WORKERS

That idle passenger vessels, wherever available, be pressed into service to house the overflow of workers in towns which are turning out war orders, is the suggestion which has come to Washington from two sources. Charles W. Morse, New York ship owner, in proffering this suggestion, tendered to the Government the use of six of the large steamers of the Morse Line on the Hudson, each capable of furnishing living quarters to about 600 workmen.

A second offer of similar nature came from steamboat owners along the Mississippi. Denied the opportunity to assist the Government in the prosecution of the war because of an exceptionally low stage of water in the Mississippi, the steamboat men conceived this new idea of service. Capt. Joseph Streckfus of the Streckfus Line has initiated the plan at Rock Island, Illinois, where he has agreed to winter his three largest boats, the Dubuque, St. Louis and Quincy—all St. Paul-St. Louis packets. They will be anchored near the arsenal, and will provide accommodations for 1,000 of the workmen, demand for whose services at the arsenal has seriously embarrassed the city's housing facilities.

Secretary of War Baker is said to approve this suggestion, which has also been well received by the Navy Department and Shipping Board.

REAL ESTATE BODY URGES GOVERNMENT HOUSING

Through Fred G. Smith, president of the Minneapolis Real Estate Board, and chairman of the Housing Committee of the

National Association of Real Estate Boards, further co-operation in the housing reform movement is being obtained from real estate men all over the country. Through Mr. Smith's efforts the National Association of Real Estate Exchanges has passed a resolution urging that the Government, as a war measure, finance the construction of workingmen's homes in munition centers, and that the housing be of a substantial and permanent nature. During October Mr. Smith spoke on housing before the real estate men of Toledo, and the Indiana Real Estate Men's Association at its annual conference in South Bend.

MOVE FOR NEW LAW IN PENNSYLVANIA

Looking toward the enactment of adequate housing legislation for the State during the next legislature, the Pennsylvania Housing and Town Planning Association proposes to draft a housing code which will be submitted for discussion and, if need be, alteration, to communities throughout the State before presentation to the legislature, in the hope that widespread approval may improve its chance of adoption.

Outlining its work for the ensuing year, the Association plans to assist in tabulating and recording the good and bad housing of any district whenever a community desires to take stock of its accomplishments, defects and needs as a basis for intelligent action; it will act as a clearing house for information and assistance in housing and town planning and will hold itself in readiness to put individuals and organizations in touch with competent specialists.

In a broadcast appeal for funds the Association recently sent throughout the State on postal cards the following attractive definition of the Housing Problem:

"Briefly, the Housing Problem is the problem of so arranging and governing our communities that no individual or no family will live in a dwelling which, by reason of its lack of sanitation, fresh air, sunlight, freedom from unhealthful or immoral surroundings, will handicap the development of the individual or that family as decent and capable members of society and of the American Democracy.

"As a citizen you have a vital interest in this. Will you help?"

SOCIAL WORKERS CONSIDER HOUSING

Housing was given conspicuous consideration at the second Conference on Social Work for Delaware, Maryland and the District of Columbia, which met at Wilmington during the week of November 5. At a section meeting on housing on the 8th, Dr. George Kober, professor of hygiene at Georgetown University, presided, and David C. Scott of the New York-Delaware Construction Company of Wilmington discussion "The Construction and Management of Industrial Villages."

At a housing luncheon on the 9th Clarence E. Killen, of the Wilmington Chamber of Commerce, presided, and Charles A. Beck, of the Woodlawn Company of Wilmington, described the types of houses in that development, and John Ihlder, secretary of the Philadelphia Housing Association, described the work of the Octavia Hill association.

That the most difficult phase of a housing enterprise is not the financing but the determination of the size, type, location, improvement, and cost of the house, was one of the statements made by Mr. Scott. "The financing is the simplest part of the problem," said Mr. Scott. "Any man with any money to invest will naturally turn to housing before he considers any other investment. The really hard point is to determine the size, what kind of a house to build, its cost, location, etc. In many cities houses are erected that are only temporary habitations and which rarely last ten years at the most. Only a few days ago we sent plans to a New Jersey firm which contemplated houses costing approximately \$2,000 each, and which would have been permanent. We received their ultimatum that they have no idea of putting more than \$1,000 in each house, yet the specifications call for a house 28 x 28 feet."

Discussing the influence of housing conditions upon the general welfare of the workers, Mr. Scott said: "If you will look through statistics in this country and England, you will find that drunkenness prevails to a much greater extent in mining districts than in any other parts of the country. There is no apparent reasons for this, but I studied the conditions in these mining districts and found that in most places the houses had been built with no regard for ventilation. No ventilation under the first floor means a damp house, and this has its inevitable effect

upon the people living within the house. Drunkenness frequently results from the need of stimulants, which arises from the lowered vitality induced by dampness."

ZONING CONFERENCE

The keen interest that is being taken throughout the country in zoning was well demonstrated at the first meeting of the American City Planning Institute, held in New York City on November 24, 1917. The conference, which was planned for the express purpose of acquainting experts on city planning with the zoning scheme, adopted by New York a year and a half ago, was very well attended, about a hundred "zoners" being present.

The conference was divided into three sessions. The morning session was held at the Municipal Building to afford those present an opportunity to inspect the zoning maps and data at the office of the Committee on City Plan. This meeting, which was presided over by Edward M. Bassett, was addressed by Robert H. Whitten, H. H. Murdock and F. P. Schiavone. The main topic of discussion was Use, District Classifications and Existing Non-conforming Uses.

The afternoon session consisted of two parts: the first, an automobile trip showing zoning problems in Manhattan and Brooklyn; the second, a walk showing the shopping section and the small residential areas preserved by the zoning law in lower Manhattan.

The evening session, which was presided over by Lawson Purdy, was addressed by B. A. Haldeman and John P. Fox. The principal topic of discussion at this meeting was the proposed zoning schemes in Philadelphia and St. Louis. The situation in Philadelphia was outlined by Mr. Haldeman, Bernard J. Newman and Andrew Wright Crawford. The proposed zoning scheme of St. Louis was described by Harland Bartholomew.

Among those who discussed the various papers which were read were Arthur C. Comey, Lawrence Veiller, Seth H. Cutting, Rudolph P. Miller, Frederick Law Olmsted, Nelson P. Lewis and Herbert S. Swan.

NEGRO HOUSING IN JERSEY

Improvement of housing and recreation conditions among negroes are among the principal aims of the recently organized Negro Welfare League of New Jersey. During the six months of its existence the League, under the direction of William M. Ashby, executive secretary, has accomplished much in the field of general welfare among the hundreds of negroes who have migrated from the South, but the housing problem is daily threatening to become the major problem. Plenty of real estate agents are willing to sell homes to the negro wage earner, according to Mr. Ashby, but few are willing to rent. For the average negro laborer, Mr. Ashby points out, the purchase of a home is out of the question. As a result, hundreds of negro families are living in squalor under any shelter they can find.

ADVOCATES COMPANY HOUSING

Most plants hiring 2,000 men can well afford to set aside the sum of \$100,000 to finance homes for their workmen, according to John Lind, assistant secretary of the National League of Manufacturers' Associations, in an address before the Executives Club in Chicago recently.

In pointing out to the manufacturer the advantages to himself of company housing, Mr. Lind cited the experience of Ford in the reduction of his labor turnover through improved housing. In 1913 it cost Ford \$2,500,000 to keep a steady payroll of 13,000 men, 52,445 having been hired, fitted and fired, but by the time his working force had been increased to 17,000, his labor turnover had been decreased to 24% instead of 400%, and he had saved \$2,000,000.

STATE HOUSING PROJECT PROGRESSES

In spite of the high building costs, the Massachusetts Homestead Commission is pushing to realization its model workingmen's community at Lowell. Plans have been approved and contracts let for the first unit of ten buildings, which will comprise eight detached houses and two semi-detached. Four of the eight will contain five rooms and bath, being two stories

high and 26'4" x 16'4" in dimensions. The other four will contain four rooms and bath and will measure 22' x 18'. In the double houses the apartments will contain four rooms and bath. All the houses will be of frame construction over concrete cellars. They will have gambrel roofs, covered with asbestos shingles. Selling prices will vary from \$2,400 to \$2,800. Plans for the houses were drawn by Kilham & Hopkins, of Boston, and the contract for their construction has been given to John R. Sargent of Lowell.

NOLEN ON ADVISORY COMMITTEE

Upon invitation of Admiral H. H. Rousseau, manager of the Division of Shipyard Plants, United States Shipping Board, John Nolen, city planner of Cambridge, has accepted appointment as a member of the Advisory Housing Committee of the Emergency Fleet Corporation. This committee has been formed to consider and report on such general matters as relate to the housing of shipyard employees.

FARMERS CONSIDER CO-OPERATIVE HOUSING

That wages ranging from \$3 to \$4 a day will not tempt men to leave the city to work upon farms unless satisfactory housing conditions are assured, is causing the forward-looking farmers of New Jersey to consider a co-operative plan of housing the men who will be required by thousands to harvest the 1918 crops. The subject came up for consideration at the annual convention of the New Jersey Grange, Patrons of Husbandry, held in Atlantic City the first week in December. One plan suggested to meet the anticipated condition is the building by a number of farmers in the community of temporary barracks with sleeping, bathing and eating facilities.

PUBLIC INSTRUCTION IN SANITATION

Public lectures on all phases of sanitation have been arranged by the Newark Board of Health to take place every Monday afternoon from now until May, the object being that social and public health workers and all laymen whose work takes them into the field of sanitation, may have the means

of obtaining a broader and more intelligent viewpoint. The subjects to be touched include physical geography, chemistry, bacteriology, sanitary nuisances, municipal waste, rural, urban and suburban sewage disposal, septic tanks, earth closets, water supply, housing and building regulations, ventilation, heating, plumbing, etc. This is a peculiarly fitting and valuable piece of work for a health department, and one that might well be commended to the attention of others.

SOLVAY COMPANIES PROMOTE IMPROVED HOUSING

The Solvay Companies are taking great interest in housing conditions among their employees at their various plants. There has been expended at the Detroit plant within the last year \$300,000 for housing facilities; in Syracuse, \$100,000.

At the annual meeting of the plant superintendents held in Syracuse the first week in October, the superintendent of the South Chicago plant came out very strongly for improved living conditions for his men, as did also the superintendent of the concern at Ensley, Alabama. The Chicago plant employs 3,000 men.

The Solvay Companies are in close touch with the Mack Manufacturing Company, which is going into an extensive housing development at its plant at Indiana Harbor, described elsewhere in this issue.

MEASURING SUNLIGHT

Housing workers for many years have deplored the lack of some means of determining scientific standards for measuring the amount of light required in housing laws for buildings of varying heights.

An interesting effort to meet this desire has been made by Mr. Herbert S. Swan of the New York Zoning Committee in association with Mr. George W. Tuttle, in an article entitled: "Planning Sunlight Cities," published in the American City recently. Reprints of this article can be obtained from the American City Magazine, Tribune Building, New York, at a price of 20c. each (pamphlet No. 167).

THE SIXTH CONFERENCE ON HOUSING

Record-breaking in many respects was the Sixth National Conference on Housing, at Chicago, October 15-17. Particularly was this true of attendance, due in no small degree to the publicity campaign of the efficient Chicago committee, which excelled by far the efforts of any other local committee in the history of the Association. Their work, combined with that of the Association office, brought out a registered attendance of 501, of whom 339 were local delegates and 162 from outside of Chicago. Of the 162, 106 came from the Middle West, 48 from the Eastern States, 4 from the Far West, 1 from the Southern States, and 3 from Canada. As to the interests represented, the registration blanks showed the following: Housing associations and committees, 14; civic and social service organizations, 183; health boards and public welfare departments, 42; building and tenement house departments, 7; chambers of commerce, 17; real estate boards and companies, 19; dwelling house companies, 8; construction companies, 7; architects and engineers, 25; managers and business men, 69; women's clubs, 48; men's clubs, 6; universities and colleges, 7; not classified, 49.

Eighty-three new members joined at the Conference, exceeding by 63 the record of any previous Conference.

Registration figures do not take into account the large attendance at the luncheon on October 17, when 390 delegates and members of the Chicago Association of Commerce heard Lawson Purdy deliver his address on "The Zoning of Cities."

It would be difficult to state which of the sessions aroused the most interest, although the timeliness of the symposium on housing which took place on the morning of the third day was repeatedly commented upon. This included papers by William H. Ham, manager of the Bridgeport Housing Co.; Conrad Shearer, vice-president of the Kenosha Homes Co., and Vincent S. Stevens, secretary of the Akron Board of Commerce, in which they told how their respective cities grappled with acute housing shortages.

The evening session on the first day, at which "Housing as a War Problem" was so ably discussed by Charles H. Whitaker, editor of the Journal of the American Institute of Archi-

fects; Philip Hiss, and Miss Harlean James, chairman and secretary, respectively, of the Section on Housing of the Committee on Labor of the Advisory Commission of the Council of National Defense, and John Nolen, City Planner, Cambridge, was also memorable. The Conference was marked by lively discussions of an especially practical nature, and was unquestionably the most successful of any yet held.

PROCEEDINGS JUST OUT

Volume Six of "Housing Problems in America", the proceedings of the Sixth National Conference on Housing is just off the press—two months after the Conference. It is a volume of 440 pages containing all the papers delivered together with the discussions. It will go to members immediately as a membership privilege and may be obtained by non-members for \$2.00, postpaid, upon application to the Association office.

NEWS NOTES

Allentown, Pa.—The first definite step towards building houses to relieve the shortage in this city was taken early in November when the Land Committee of the recently organized Home Building and Loan Association closed negotiations for the purchase of a tract of land fronting on Hamilton Street in the 14th Ward. The dimensions of the tract are 322 ft. x 168 ft. Houses for rent will be constructed thereon. Another tract on the opposite side of Hamilton Street, 281 ft. x 120 ft., is under option.

This action of the Land Committee was directed by the subscribers to the company.

The house-building plan of the Chamber of Commerce has been formally endorsed by the Council of the city, which on October 26th adopted the following resolution:

"Resolved, by the Council of the City of Allentown that M. H. Strauss, Esq., Chairman of the Housing Committee of the Chamber of Commerce, be advised that the Council learns with pleasure of their effort to increase the city's housing accommodations and formally extends the assurance of best wishes and hearty co-operation, whenever their plans require, by the laying out of streets, building of bridges, ex-

tension of water mains and lateral sewers, curbing and paving, trees, improvements, etc."

Alton, Ill.—Housing conditions in Alton, which have been under fire of the Alton Board of Trade for some time, have been given a scoring by Mrs. Raymond Robins of Chicago, Chairman of the Woman's Committee of the Illinois Council of Defense, in a report that she has made of a survey of the city. Mrs. Robins sent emissaries to Alton to survey the housing conditions among girls working in munitions factories. She reports that instances were found of girls sleeping three in a single bed. She recommends a government investigation of housing conditions among girls in munitions factories in all parts of the country.

Atlanta, Ga.—The movement inaugurated several weeks ago to build a better class of residences for negroes in the section destroyed by fire has been given impetus by the announcement of Sam A. Ozburn, of the realty firm of Martin & Ozburn, that he would begin work immediately on an \$18,000 apartment house especially for negro tenants. The building will be a two-story brick structure containing eight separate apartments, each to be composed of four rooms and bath.

It is said that a better class of construction for this section of the city is now being adopted by builders in general because it is the opinion that negroes want modern homes and are willing to pay a larger rental to get them.

Augusta, Ga.—Augusta is confronted with a housing shortage due to the influx of thousands of visitors and hundreds of families who have come to the city as permanent residents since the establishment of the soldiers' camp there. Newspaper reports state that the average-sized house for a family of three or four is not to be had in Augusta to-day unless it is a dilapidated structure or located in an undesirable neighborhood.

Aurora, Ill.—Housing will be taken up as a part of the course of study covering the theme "Christianizing the Com-

munity," which has been outlined for the winter season by the Progressive Bible Class of the Galena Boulevard M. E. Church under the leadership of the pastor, Rev. D. D. Vaughan. "The highest standard of patriotism," says Rev. Mr. Vaughan, "demands the conservation and development of all that is best in the national group, hence in these war times there must be no lowering of social standards." It is from this point of view that the class will pursue its study of housing and other social questions.

Bay Ridge, L. I.—The Bay Ridge Chamber of Commerce is making an effort to provide housing facilities to accommodate the workers in the big plants of the section. It has taken up the question with Otto M. Eidlitz, chairman of the Housing Committee of the Council of National Defense, requesting that Bay Ridge have a share in any Government appropriation that may be made to provide housing facilities. The matter has also been brought to the attention of a number of large trust companies in the effort to interest them to invest in housing in Bay Ridge.

Bayonne, N. J.—Bayonne is confronted with the dual problem of providing homes for at least 100 new families for whom quarters are now lacking, and of improving among its present working population living conditions which have recently been placed before the city authorities as urgently demanding improvement. An exposé through the press has roused the Chamber of Commerce, which, in turn, is urging that the Board of Health make a survey of conditions and that "if any houses now occupied as residences are found unfit for habitation, the Board of Health condemn them and require that they be demolished or reconstructed so as to render them safe for habitation." The Chamber has also appointed a committee to investigate types of low-cost houses with a view to providing homes of proper character for the incoming workmen.

Beaumont, Texas.—The organization of a company with \$100,000 capital to build 100 small dwellings to rent to ship-building labor and others has been undertaken by the Cham-

ber of Commerce committee appointed to devise ways and means of solving the housing problem. Effort to obtain subscriptions is now under way. It is believed that no difficulty will be experienced in selling the stock.

Owners of property suitable for residence sites have been asked to file with the chairman of the committee lists of property for sale. Only the cheapest, however, will be considered, for the plan is to spend but \$1,000 on each house and lot. By building 100 at one time the committee believes that substantial rent houses can be built for this amount. The committee will serve merely in an advisory capacity.

After all of the stock has been sold a meeting of the stockholders will be held and the organization of the company perfected.

Berkeley, Cal.—This city still holds its claim to being a city of homes, although a survey made of housing conditions here which has just been completed by the City Building Department and the State Housing Commission shows that there are 150 hotels and lodging houses and 130 apartment houses. It shows, on the other hand, that there are 11,520 dwelling houses.

According to the report, there are 2,700 rooms in lodging houses and hotels, accommodating 3,000 persons; 1,690 apartments, housing 3,400 people. The 11,520 homes shelter approximately 12,000 families with a total of 54,000 persons.

The survey is to be used by the State Commission, together with reports from other cities, in an effort to determine housing conditions in California.

Boston, Mass.—An effort of the Women's Municipal League to raise the standard of housing legislation in Boston has for the present been thwarted by the refusal of representatives of commercial and civic organizations at a mass meeting held early in November to vote for the following resolution:

"It is the sense of this Conference that, in the interest of public health and good citizenship, Boston should have a housing law with standards at least equal to the best to be found in other large cities of the United States, due regard being had to differences in local conditions."

This resolution was introduced by Mrs. Albert Norton Wood, inspector for the Women's Municipal League. The League has taken an active interest in the problem of improving light, ventilation and sanitation in tenements and other dwellings of the city for a number of years, having maintained inspectors whose duty it has been to investigate the bad housing conditions and report them to the city authorities. Last summer it engaged Mrs. Wood to assist in the task of bringing about the needed reform in legislation, the sentiment of the League being that the trouble lay in that direction rather than in shortcomings of the authorities.

According to Mrs. Wood, the existing laws on the subject consist of certain tenement house provisions in the building laws and scattered ordinances, some of which conflict and the standards of which are distinctly below those in other cities in the United States. She urges the establishment of a Department of Housing for the city, which would cost about \$250,000 to maintain.

Among the organizations represented at the meeting at which the matter was taken up were the Boston Chamber of Commerce, Central Labor Union, Boston Real Estate Exchange, Boston Society of Architects, Federation of Women's Clubs, City Planning Board, Building Department and a number of charitable societies.

It was the sense of the meeting that the present time is inopportune for drastic changes in tenement and building laws and the meeting adjourned without action.

Brantford, Ontario.—A real scarcity of houses, with many families doubling up to make up for the lack of small houses, is reported by Assessment Commissioner Ludlow. He reports that few houses are being built and none of these with a view to selling, owing to the high price of materials and labor.

Bristol, Pa.—For the housing of 5,000 or more employees and their families, the Merchants Ship Building Corporation, as agent for the Emergency Fleet Corporation, will build 400 five, six and seven-room cottage flats; 50 detached houses of five, six and seven rooms; 250 six-room bungalows and

four apartment houses, accommodating seven families each. The contract with Fred T. Ley & Company, a New England building concern, calls also for the building of stores, laundries, restaurants, church, and Y. M. C. A., besides roads, sewers, shops, lighting system, etc.

Brunswick, Ga.—Brunswick business men have realized that the serious shortage of houses demands action and initial steps are being taken to form a company for the purpose of building a large number of homes. The Board of Trade is behind the movement and a special committee has been appointed to solicit stock and make other necessary arrangements for the formation of the company. Newspaper reports state that there has not been a vacant house in Brunswick for weeks. There are now in course of construction not more than a dozen houses and everyone of these has been rented in advance.

The United States Maritime Corporation, which is erecting a mammoth ship-building plant just outside the city limits, intends to solve its own housing problem. The company has awarded a contract for 200 houses, work on which will begin at once.

The Oscar Daniels Company is said to have a similar plan in prospect, but this will not touch the problem so far as Brunswick as a whole is concerned. Other ship-building concerns in the city are all working large forces, but few of the employees have been able to bring their families to the city owing to the house shortage.

Buffalo, N. Y.—Health Commissioner Fronczak has expressed the fear that unless something is done to provide homes for the rapidly increasing population of Buffalo, a very serious condition will develop which will endanger public health and morals.

"It is not my desire to create a panicky condition," says Dr. Fronczak, "but Buffalo certainly faces a housing condition strange to her. My ten inspectors find violation after violation under the state law and city ordinances, but only the more serious overcrowding infringements can be corrected, for families are unable to move elsewhere. There is

not only a crowding of tenements, but of single and double houses. Unmarried men, mechanics and laborers are packed, in some tenements, in unusual numbers. I suggest a Housing Commission, or, if the City Planning Board now proposed would cover that situation, that it take the matter up as soon as possible. It is apparent that if the builders and contractors are not willing to build homes for workingmen in the face of high construction prices the burden will have to fall upon philanthropists."

A city-wide inspection of rooming houses and tenements has been started by Chief Inspector Frank B. Smering, of the Health Department, to determine whether unlawful tenements, unlawful lodging houses and unlawful sanitary conditions exist. This inspection follows a city-wide canvass of homes which has taken about a year to complete.

Butler, Pa.—The Butler Chamber of Commerce is greatly interested in a movement for housing reform in that city, and has applied to the Minneapolis Civic and Commerce Association, which was one of the organizations fostering the movement for the Minneapolis Housing Law, and to the National Housing Association for material and advice which may give impetus to the local movement.

Charleston, West Va.—In an effort to arrive at some solution of the housing problem in Charleston the Chamber of Commerce at a meeting on Nov. 14th adopted a resolution which provides for the appointment of three committees of three members each, the first committee to have the duty of seeing all banks in the city and urging them to make loans to lot owners for the purpose of erecting homes and report back to the board of directors in two weeks; the second committee to have the duty of urging all industrial housing and building corporations as well as building and loan associations to push the work of building houses as rapidly as possible, to consider especially the building of block apartments and to adopt a policy of building for rental purposes as well as sale; the third committee to have the duty of urging upon individuals the advisability and necessity of house building—it being the sense of the directors that much can

be accomplished by this committee in the way of a public meeting to be arranged for, to be addressed by leading manufacturers and others who are in possession of the facts.

It was also urged that this committee take charge of the publicity phase of the movement and request the co-operation of the local press.

The committees have been named and are working along the lines denoted.

Chester, Pa.—In an effort to relieve housing conditions in this city, J. P. Eyre Price has announced that he will build 108 modern dwellings in the 5th Ward, where his father, Brigadier General William G. Price, has just completed 146 houses.

Chicago, Ill.—Chicago's housing situation was outlined as follows in an address by Charles B. Ball, Chief Sanitary Inspector, before the Western Society of Engineers, at a recent meeting:

"Chicago has every type of bad housing that prevails anywhere. We have 13,000 houses in this town that do not front on a street.

"Babies back of the Stock Yards die twice as rapidly as in sanely constructed parts of the city. There are places in Chicago where 400 persons are packed into one acre. Authorities say that 250 on an acre is the absolute limit for social and civic safety.

"Tens of thousands of children have alleys for their sole playgrounds, and out of these alleys are to come the citizens of to-morrow. In these alleys democracy is minus; the health of the people forced to live in the alley tenements is being dragged down. In the crowded sections we are producing a degenerated race.

"These alley houses are due to unregulated construction, plus the greed of men who want to squeeze the last possible dollar in rents from a given area of ground."

Cohoes, N. Y.—The proposed increase of the labor force at the U. S. Arsenal at Watervliet from approximately 900 to 4,000 by the first of March has led the Commandant, W. W.

Gibson, to take up with the Cohoes Chamber of Commerce the matter of housing a part of the increased force. Some of the questions asked of the secretary of the Chamber are the approximate number of houses eligible for rent, the average rental for flats of six rooms, the accommodations available in first-class rooming houses, hotel and restaurants, and the prospect for new homes in the city.

The Chamber of Commerce has taken the matter up, and among the plans suggested to meet the prospective demand is to ask the owners of vacant stores to convert them into flats.

Columbia, Pa.—The Merchants and Manufacturers Association is endeavoring to solve the perplexing industrial situation in Columbia, due to the crying need for houses. A Housing Committee has been appointed, with instructions to investigate the full extent of the shortage, and in submitting its findings to suggest some plan for overcoming the condition.

Cooperstown, N. Y.—At a citizens' mass meeting held late in October the formation of a Cooperstown Building & Loan Association was considered. Cooperstown has been in need of adequate housing facilities for some time. When the Cooperstown Chamber of Commerce was formed several months ago a committee was appointed to investigate the matter. It has reported in favor of a Loan Association.

Dallas, Texas.—The Dallas Civic Federation is planning a partial survey with regard to housing, and has appointed a Committee on Housing, which will have sub-committees on the housing survey, housing laws, city housing code, and clean-up campaign.

Davenport, Iowa.—At a recent meeting of the Chamber of Commerce the following committee was appointed to coordinate various plans suggested for the solution of the housing problem: Charles Esplin, J. L. Vernon, H. H. Cleaveland, H. S. Cable.

Dayton, Ohio.—Housing conditions in Dayton with reference to their effect on the labor situation have been made a

subject for study by the Greater Dayton Association through its Employment Committee. A special Housing Committee has been appointed to investigate the availability of houses and apartments, furnished rooms and boarding houses. This committee is composed of: E. A. Mead, G. H. Shartzler, W. H. Cassell, A. I. Hattsock.

Depew, N. Y.—The remarkable increase of population of this village since the outbreak of the European War will be accelerated after the new silk mill and the American Car and Foundry Co. begin work planned for the near future. Fifty new looms are being installed in the silk mill, and extensive additions are being made at the plant of the American Car and Foundry Co. to enable 3,000 more workmen to proceed at the earliest possible date with the manufacture of the Depew quota of the \$50,000,000 contract for shrapnel for the U. S. Government. The biggest problem facing the companies is not that of equipment and laborers, but of housing and feeding the thousands who will come here for work. Sleeping and mess huts are to be erected on the grounds owned by the foundry company, but these cannot possibly accommodate everyone. There are few houses for sale or rent within the village and local contractors and builders will be unable to meet the demand for homes.

Detroit, Mich.—Formation of a night squad of housing inspectors to prevent room over-crowding and the herding together of lodgers, often 3 or 4 to a bed, will be Detroit's next step in the fight against tuberculosis, according to the latest official Board of Health bulletin. The examination of nearly 100 rooming houses in a selected district of the city disclosed the fact that 1,974 people were sleeping in beds which, according to the specifications of the new housing code, should only accommodate 1,477.

Dolgeville, N. Y.—The Dolgeville Housing Association, a recently organized subsidiary of the Daniel Green Felt Shoe Company, has made a number of important additions to the real estate holdings which it acquired in the village earlier in the year, and surveyors are now going over the various

tracts. The officers of the company are: President, E. H. White, of Dolgeville; Secretary, J. J. Ingraham, of Dolgeville; Treasurer, R. B. Batchelder, of Boston.

Donora, Pa.—One hundred concrete houses have just been completed for the American Steel & Wire Company. The dwellings consist of five designs of single and three of double houses. All are fitted with gas fire places, electric lights and baths. The houses have created a great deal of interest, and have been inspected by employers, architects and engineers.

Dorchester, Mass.—The housing of the 7,500 men who are to build the submarine destroyer base in Dorchester for the Fore River Shipbuilding Corporation is proving a most perplexing problem. The Dorchester Board of Trade has authorized the appointment of a committee to gather data pertaining to houses, apartments and tenements that can be utilized.

East Orange, N. J.—The housing question as raised by the Lackawanna Bridge Co., which has applied to East Orange realty brokers to supply accommodations for 10,000 families, has been taken up by the East Orange Board of Real Estate Brokers. The demand has created a serious problem, the real estate men reporting fewer vacant houses than at any time during the last 20 years. Secretary Walter B. Pruden, ventured an estimate, however, that 400 to 500 of the better paid employees of the Bridge Company would be able to find homes in this city.

East St. Louis, Ill.—As a part of the plan to "regenerate" East St. Louis, G. A. Miller, Vice-President of the Southern Illinois National Bank, has suggested the improvement of housing conditions as fundamental. He looks upon the home as the root of content or discontent, and is enlisting the business men of the city to pay high wages, improve housing conditions, and insist that wages be spent for the family and not for alcohol. Mr. Miller is leading a movement to bring about a complete renovation of the city and it is said that it is within the realm of possibility for a dozen men to carry out the plan.

Easton, Pa.—President William Tonkin of the Easton Board of Trade has named the following men on a special committee to take up the housing and building problem in this city: Dr. John H. MacCracken, H. J. Steele, Rev. A. H. Bradshaw, C. J. Knowles and Howard C. Williams.

Elizabeth, N. J.—With the completion of the S. L. Moore & Sons Corporation ship building plant, the Standard Aeroplane Company's big plant, formerly the Stevenson Car Works, and other new industries in addition to the erection of the government ship yards on the Newark meadows, Elizabeth will face a serious housing problem. It is stated that at least 1,000 people will be brought to the city by the Aeroplane Corporation alone.

The Chamber of Commerce and the Charity Organizations Society are taking steps to fend off the threatened congestion. Several public-spirited men, lead by A. H. Bull, ship broker, are interesting themselves in the problem, and have outlined a project for the building of low cost houses. Mr. Bull has been in conference with Lawrence Veiller, secretary of the National Housing Association, with regard to improved industrial housing, and, though the exact nature of the enterprise which he proposes has not been revealed, it is understood that it will follow the line of more recent approved industrial housing developments.

Erie, Pa.—The organization of a Trust Company to handle second mortgages to save the housing situation in Erie is well under way, according to W. J. Stern, secretary of the Chamber of Commerce. It is expected that by spring, with an influx of approximately 12,000 workmen into the city, the company will be ready to do business. The prospective labor increase is due to the government contracts which have been placed with the American Brakeshoe Company, the Erie Forge, and the General Electric Company. Real estate men agree that if 2,000 homes were to be begun at once the families would be ready to occupy them as soon as completed. Among the plans suggested for providing for the increase is an extension of the city limits to include an area almost again as large as the present city area. The City Planning

Commission, after considering the arguments of real estate men in favor of the proposal, have gone on record in favor of the extension. What action the Council is likely to take is not yet known.

Flint, Mich.—Dr. William de Kleine, former state tuberculosis expert and now City Health Officer, opened a vigorous campaign early in October to enforce the new State Housing Law in Flint. On October 11 he asked the Circuit Court for two injunctions, the first of a series of similar actions now pending. One of these injunctions was against Andrew Mueller, for the violation of the section of the law regarding two dwellings on the same lot, and the second was against Fred Winslow for the violation of the section regulating the size and number of windows in rooms in proportion to the floor area. Circuit Judge Fred W. Brennan, however, while upholding the new State Housing Law, has denied the City of Flint the injunction against Andrew Mueller, basing his refusal purely upon equitable grounds, in view of the fact that the law had not been sufficiently published, and that Mueller had expended a considerable sum upon material and labor before he was forced to stop by the temporary injunction.

Fort Wayne, Ind.—Citing one instance where 11 families of negroes are living in one twelve-room house and all using the same kitchen, Dr. L. P. Drayer at a recent meeting of the Rotary Club told of his investigation into the negro housing problem in Ft. Wayne. Dr. Drayer was appointed by the club some time ago to canvass the negro districts to learn the true conditions. As soon as his investigation is completed the club will take immediate action upon any recommendations which Dr. Drayer may make.

Freeport, Ill.—Members of the Freeport Woman's Club, at a recent meeting devoted to the discussion of community health problems, were told by Mrs. Helen Marshall, county nurse, of some of the bad housing conditions existing in the heart of the city. Mrs. Marshall urged the club to do its part to arouse public sentiment against miserable conditions

existing in property, much of which is owned by prominent members of the community, and pointed to the necessity for a law to regulate conditions.

Fresno, Cal.—Strong opposition to the proposed zoning plan for Fresno is obstructing the work of the City Planning Commission in its effort to take advantage of the recently enacted State Zoning Enabling Act. The Commission has drawn up a series of maps providing for the compulsory zoning of the entire city, while real estate men and others who fear that the plan would cripple building and stop building investments, favor rather a partial zoning plan to include only those features to which general assent could be obtained by a campaign of education and which would side-step some other features which, however good in themselves, are beyond the present social education of the people.

After a stormy scene in the Council Chambers, however, the city trustees ratified on October 2 the contract with C. H. Cheney, consultant to the City Planning Commission, in spite of the opposition against longer retaining his services for the purpose of perfecting the zoning plan. This is regarded as a victory for the City Planners.

Gary, Ind.—Announcement has been made by the U. S. Steel Corporation of its intention to build a new city near Whitesburg in southeastern Kentucky, where it is developing some coal mines. The U. S. Coal & Coke Company, a subsidiary of the Steel Trust, has acquired 20,000 additional acres of coal land in Harlan and Letcher Counties, Kentucky. These holdings are in a wilderness and the problem of building a city for the workmen and their families is the same which confronted the corporation when it decided to build Gary. Town-site plans call for streets, sewers, houses, schools, churches, water works, lighting plant, bank, business center, Y. M. C. A., and recreational center. A population of about 5,000 is anticipated.

Greenfield, Mass.—At a special meeting of the Board of Trade early in October for the purpose of considering the serious housing situation, a committee was appointed to make

a thorough investigation and report back to the Board with some plan of relief. The committee consists of Joseph W. Stevens, Samuel D. Conant, and Robert E. Pray. The growth of local industries during the last two years has run far beyond the town's capacity to furnish houses and has in a measure crippled the manufacturers because of their inability to get skilled mechanics, owing to the lack of housing facilities.

Greensboro, N. C.—J. C. Forester, secretary of the Greensboro Chamber of Commerce, stated recently that industrial housing is a subject of grave importance to the city at the present time.

Hamilton, Ohio.—According to the Daily Republican-News and Hamilton Telegraph, the city is on the eve of inaugurating a campaign for the construction of 500 workmen's homes. Application has been made to the National Housing Association for assistance in the development of plans of houses or methods of construction on a wholesale scale.

Harrisburg, Pa.—The erection of dwelling houses in the city during October shows a big increase over the record for October, 1916. Despite the high cost of materials and labor building permits were issued for 22 homes in October, 1917, most of them to be built of brick, with modern improvements, while during the same month in 1916 less than a dozen residences were built.

Hazleton, Pa.—The Hazleton Chamber of Commerce has appealed to the people of the city to throw open their homes to accommodate the 4,000 men to be employed at the Jeanesville Iron Works to turn out shells for the government. The city lacks sufficient homes for the accommodation of the employees, and the householders are asked to take them in as roomers and boarders as a matter of patriotism.

Homestead, Pa.—At a meeting of the Homestead Business Men's Association in October a resolution was adopted

to appoint a committee to confer with officials of the Homestead Steel Works, the Mesta Machine Co. and other manufacturers, together with bankers of the city, for the purpose of considering ways and means of furnishing homes for the many workmen needed in Homestead for those industries which have to do with furnishing materials of war.

Hudson, Mass.—A special housing committee of the Board of Trade, appointed early in October for the purpose of evolving some plan by which houses might be supplied for the increase in population, has submitted its report. The measures suggested involved the following steps:

First, the raising of a substantial sum of money by subscription from merchants and public-spirited citizens generally, preferably not less than \$20,000.

Second, the listing of all building lots, the owners of which are enough interested in the welfare of Hudson to be willing to sell the lots at a fair price to be agreed upon between the owners of the lots and the trustees of the fund.

Third, the inviting of proposals from large builders of dwelling house property.

Fourth, the making of an exclusive arrangement with the best contractor for as many houses as can be built, the same to be of different sizes and in accordance with the judgment of the Board of Trustees—at different prices and of diversified floor plan and outside appearance.

Fifth, a large contractor having such exclusive arrangement should be willing to co-operate with the trustees on a percentage basis, eliminating the element of speculative profit, thus cutting down the cost of the buildings to the lowest possible point. The committee points out that by this plan the builder is freed from the use of his capital in land and second mortgages, his capital being used for the building of dwelling house property, while the money that is subscribed is used to finance the land and second mortgages.

Huntington, Pa.—That the most pressing need in Huntington at the present time is houses for people who would

like to come here, but for whom Huntington offers no homes, was the opinion of representative business men at a recent meeting of the Chamber of Commerce. The organization of a real estate company of Huntington business men, backed by Huntington banks, was suggested, for the purpose of financing the erection of sufficient homes.

Huntington, West Va.—Despite the fact that a special committee of the Chamber of Commerce was appointed to devise ways and means for meeting the scarcity of homes for Huntington's new citizens, the demand for new, cheap renting houses is far beyond the supply. The Housing Committee spent several weeks securing data on the subject and suggested to the Chamber in its report a plan for financing a house-building corporation, but as yet no action has been taken by the Chamber.

E. O. Young, chairman of the committee, gives as a conservative estimate that there are 100 houses needed in Huntington at once. He states that the committee has done all in its power, but the money to carry out the recommendations of the committee seems to be lacking. It involves the organization of a corporation capitalized at \$20,000 for the purpose of building good houses, but of a cheap variety.

Ilion, N. Y.—The Board of Trade has appointed the following committees in an effort to work out the housing problem which is confronting the city: Committee on Apartment Houses, Committee on Single and Two-family Houses, and Committee on Financing Building. The last-named committee will investigate the advisability of forming a building and loan association offering a longer term loan than is customary.

Indiana Harbor, Ind.—The Mack Manufacturing Company is building homes for its 8,000 employees adjacent to its plant at Indiana Harbor. Following the example of the more successful housing enterprises, the company is planning to sell the houses to the men on time payments.

Iowa.—From Iowa comes the information that the Committee on Industrial and Social Conditions of the Iowa Fed-

eration of Women's Clubs is starting a movement for a better housing law for this state. It is beginning by promoting an educational campaign among its members, and is making a study of "The Model Housing Law" as a basis for the proposed legislation.

Jersey City, N. J.—Plans to enlarge the Federal Ship Building Company by the erection of a plant on the Hackensack meadows, which will employ before April 1 nearly 6,000 men, has led various civic and social organizations in Jersey City to initiate plans to accommodate the prospective increase in population, inasmuch as the Government believes that Jersey City is the logical housing site for this army of workmen. The Women's Club is co-operating with the Chamber in a survey of the city to locate all vacant property, and secure a list of the people in the city who will be willing to take in roomers and boarders.

Lebanon, Pa.—Under plans fostered by the Lebanon Chamber of Commerce, there are now under construction in the city 36 dwellings as the first unit in a large housing development. The company has discarded the row type of house in favor of grouped bungalows. The bungalow group type is the result of several months of study and work by a committee, which involved an investigation of the developments at Marcus Hook, Pa., and Forest Hill Gardens, N. Y. The exterior construction will be of pressed brick, select brick, or stucco over brick on a lime-stone foundation with a solid brick wall separating each housing unit from its neighbor. The variety of exterior finish and the varied architectural design, together with landscaping, will make these houses unusually attractive. It is planned at present that the houses with all improvements will sell at prices ranging from \$2,875 for "inside homes" to \$3,150 for "end" houses. A plan of easy payments of first and second loans by purchasers is now being formulated in such way that the average wage-earner with a few hundred dollars on hand may own his own home on payments as low as the average rent. Several houses have already been sold.

Lexington, Ky.—Miss Dorothy E. Wysor, general secretary of the Associated Charities of Lexington and Fayette County, Ky., proposes to inaugurate a campaign for improving housing conditions, which she has found to be deplorable. In writing to the National Housing Association, she says: "We have at present no regulations on the subject of housing, except such sanitary requirements as may be laid down by the Board of Health or the Fire Department. In many parts of the city there is no sewerage and no water connections. The houses rent for \$1 a week and they are the ill-repaired, miserable shacks which one would expect at this price. Even the ventilation and light are poor. The whole community is filled with tuberculosis, and in some sections every house contains at least one case, usually several."

Miss Wysor has the promise of the backing of the leading newspapers of Lexington in her campaign.

Lincoln, Neb.—Through agitation largely on the part of Dr. Margaret W. Koenig, some good work along housing betterment lines has been accomplished in Lincoln. As a result of the survey made by Dr. Koenig in the spring, which revealed conditions that were a disgrace to a city of the size of Lincoln, a plot of ground in the heart of the city, which had been used as a municipal dumping ground, was cleaned up and a municipal playground for the children of the downtown districts established thereon. As a further result Dr. Koenig was asked to clean up the alleys of the business section, a movement in which no small degree of success was attained. Those interested are now planning to go a step further by endeavoring to procure a housing ordinance.

Little Rock, Ark.—Establishment of a co-operative home for working girls is being agitated by the Housing Committee of the State Division of the Women's Council of Defense. It is said that many girls are finding great difficulty in locating places to live within their means, on account of the rise in the price of rooms and board. A preliminary canvass among the working girls themselves is being taken to discover how many would be willing to participate in such a project, the proposed plan being to rent a house, or houses,

as the case may be, which would be presided over by a chaperon, and in which the girls would have house-keeping privileges.

Long Island City, L. I.—It is estimated by manufacturers in Long Island City that 15,000 workers in the city have to find homes elsewhere, due to the scarcity of houses, which is attributed to the cessation of building operations on account of the rise in building materials. F. G. Randall of the Queensboro Corporation is quoted as saying: "The demand for building in Queensboro for residential and industrial purposes is great. We have applications for many thousands of feet of floor space for factory purposes. Every apartment house that we have completed is 100% rented, and the demand is increasing."

Los Angeles, Calif.—The shortage of housing facilities for the steadily growing working population of the harbor district has led the San Pedro Packing Company, which is now starting the erection of a large packing plant in the fish harbor section of the Los Angeles waterfront, to make plans for taking care of its own employees. The company has let a contract for thirty four-room bungalows to be built in the vicinity of its plant. Plans for both plant and bungalows were drawn by Charles F. Durr of San Pedro.

Manitoba, Canada.—The Province of Manitoba has just passed a Town Planning Act. Thomas Adams of the Commission of Conservation of the Dominion has prepared a draft act which has been adopted by Nova Scotia and some other Provinces, and which he hopes will ultimately become a uniform law for all. The Manitoba act, however, does not go as far as this one, since it is permissive and not mandatory in character. It increases in many respects the Town Planning powers of all civic units, including the smallest, permitting them to take the fullest control of their own areas, and providing the procedure by which the matter may be dealt with, subject to the assistance and supervision of the Provincial Commissioner of Municipal Affairs, acting through a newly-created official, the Town Planning Comptroller.

It provides for co-operation of several local authorities in a scheme for the preparation of a set of by-laws governing occupation, width of street, set-backs, number of houses to the acre, zoning, the prohibition of bill boards, etc.; for the excess condemnation of land within 300 feet of an improvement; and for the establishment of the principle that the purchase price of land should be the market value at the date of application for authority to prepare the scheme; that one-half of the increase in value shall accrue to the local authorities; shall permit cancellation of plan of an area and its replanning on the application of local authority and at the discretion of the Commissioner.

Middletown, Pa.—Building operations of large proportions are now under way in Bethlehem Township, near Middletown, at what is known as Miller Heights. By the close of this year what was an expanse of land with little or no dwelling houses will have been transformed into a small-sized town with water, light and school facilities. The operation was started about a year ago by John H. West of Philadelphia, Frank Wilson of New York City, and Charles F. Miller of Easton, Pa.

Milwaukee, Wis.—An ordinance providing for the partial zoning of the city by the City Planning Commission has been approved by the Council Judiciary Committee. The ordinance as proposed will give the Planning Commission authority to district the 1st, 18th and 22nd wards into factory, residential and apartment districts. The height of buildings to be permitted in the several districts, as well as the kind of buildings, may be passed upon by the Commission, under the terms of the ordinance.

Mobile, Ala.—Announcement has been made that two villages, modern in every detail, one for whites and one for negroes, will be built within 12 months by the U. S. Steel Corporation for housing its employees in its ship yards at Mobile. The plans were made public by George Gordon Crawford, president of the Tennessee Coal, Iron & Railroad Company, a subsidiary of the Steel Corporation. These

villages will have 1,600 houses, and in every respect will be model industrial communities. Both villages will have paved main streets and sidewalks, storm and sanitary sewers, a pure water supply, a street railway and electric light service. The Mobile Company will be known as the Chickasaw Ship Building Company. Mr. Crawford will be its president, and J. F. Coleman of New Orleans, who negotiated the details for the purchase of 11,500 acres on which the ship yard and villages will be located, will be the general superintendent.

New Bedford, Mass.—Upon completion of a survey of New Bedford to ascertain the number of tuberculosis cases in the city, Miss Bernice W. Billings, nurse of the State Board of Health, made the following statement concerning housing conditions: "In my opinion, the housing conditions in New Bedford are, generally speaking, very good. However, I do think there is too much overcrowding here. In some of the houses in certain districts I have really wondered how sleeping accommodations could be found for the number of persons whom I found living in the houses. Another peril for the city, particularly in those districts to which I refer, is the fire menace. The buildings are crowded together and many of them are of such old construction, or so inadequately equipped for the escape of residents, that I fear there would be great loss of life if a fire were to begin at night and make much headway. These are the two greatest problems that New Bedford has to consider, I should say."

New Brunswick, N. J.—Hard pressed for houses for its workmen, the Simplex Company has announced that if New Brunswick does not supply these homes the company will build a community of its own in which it will provide all necessary improvements, including company stores.

New Haven, Conn.—Scores of shore cottages at resorts along Long Island Sound between this city and Bridgeport were either demolished or partially wrecked by high winds and tides on Oct. 24, and hundreds of families who had been occupying these houses, due to the lack of housing accommodations in Bridgeport, were put to it to find new accommoda-

tions. It is estimated that reconstruction will involve an outlay of more than \$100,000.

New Jersey.—The Commissioner of Labor of the State of New Jersey is endeavoring to plan a comprehensive method whereby housing facilities may be provided and conditions improved in those communities in the State where the growth of manufacturing plants has developed housing shortages.

Niagara Falls, N. Y.—The Independence Bureau of Philadelphia has been retained by a prominent group of manufacturers of Niagara Falls to make a housing survey of the city to determine the amount and character of the present housing shortage, to specify what is likely to be needed in the immediate future, and to outline ultimate methods by means of which increased facilities may be secured.

Oakland, Calif.—As one of the first steps toward solving the industrial problem in Oakland, a question which is rapidly growing in seriousness, the Pacific Development Company, recently organized, has announced to the Oakland Real Estate Board its plans for erecting a large number of cottages and bungalows in the Hollywood and Berkeley Terrace districts of East Oakland. The concern has secured some 1,500 building lots in this territory and has already begun the erection of houses. By building on a wholesale scale as contemplated, the officers of the concern expect to be able to offer cottage homes at \$2,700 to \$3,000 which, under other circumstances, could not be sold for less than \$3,500. The Pacific Development Company is incorporated for \$750,000. Its officers are: President, Charles F. Stern, State Highway Commissioner of California; vice-President, M. T. Minney; secretary-treasurer, George D. Rogers; directors, F. S. Oliver and Charles E. Manthey.

Some interesting facts concerning the growth of Oakland, Berkeley, Alameda, and other Alameda County communities have been collected recently. It is conservatively estimated that the ranks of industrial workers in this county will show an increase in the period between January 1, 1916, and January 1, 1918, of 25,000 wage earners. In other words, the be-

ginning of next year Alameda County will have in her various industries at least 37,500 wage earners.

A recent editorial in the Oakland Tribune says: "This remarkable industrial advance brings new problems. These must be met intelligently and efficiently if all the potential advantages are to be realized. The most pressing one, and one which brooks no delay, is the housing of new industrial workers. What is needed, and will be a greater need in the future, is the small home of moderate price, which the wage-earner may purchase on easy payments. It will be readily recognized that the problem of providing housing facilities for 25,000 new residents is too big for one man or one class of business, and it is too vitally important to the general welfare to permit its being left exclusively to any individuals who might permit the speculative and profiteering instinct to predominate. The various business interests should get together and discuss what might be done. A greater city of homes with contented occupants is here for the show of intelligent and prompt efforts."

Olean, N. Y.—In spite of the fact that it is facing the most prosperous industrial era in its history, Olean is handicapped by a scarcity of houses, according to a report emanating from the office of the Chamber of Commerce. So serious has the lack of housing facilities become that the Chamber of Commerce is considering the advisability of financing a corporation to erect additional houses suitable for working men.

Paterson, N. J.—"Paterson's industries could use from 600 to 800 more operatives, if housing conditions would permit men to bring their families here," states A. V. D. Snyder, traffic manager of the Chamber of Commerce, who is greatly concerned over the scarcity of houses and apartments in the city. Mr. Snyder goes on to state that a new industry recently indicated to the Chamber its desire to locate in Paterson, but wanted to be assured of housing for 32 out-of-town families. But, after diligent search, Mr. Snyder was unable to promise what they asked.

Peoria, Ill.—Peoria has a housing problem which has several phases, including deplorable conditions among shacks

along the river banks; a large rooming house population living under crowded conditions in what were formerly small one-family houses; a scarcity of cheap houses due to the large increase in industrial population; and a Health Department which is not organized or equipped to do constructive work on the housing problem. The Associated Charities and Philanthropies of Peoria is endeavoring to stimulate interest in the problem and with this in view asked Miles W. Beemer, of the New Jersey Tenement House Commission, to address the Community Welfare Conference held in Peoria, following the National Housing Conference in Chicago.

A joint effort on the part of the Housing Committee and the City Planning Committee of the Association of Commerce is being made to supply sufficient houses to take care of the increased labor supply demanded by the enlargement of factories and new industries. Local interests have purchased sufficient land for the erection of 50 new houses, and have placed their plans before the Commerce committees.

Princeton, N. J.—Stirred by recent statements by visitors to the city that the housing conditions in some of the sections of the borough are as bad as those in congested, old European cities, the Housing Committee of the Village Improvement Society has inaugurated a campaign to better conditions, and in this effort has enlisted the aid of the Board of Health. The society has also the backing of Mayor Browne, who is well versed on conditions and has expressed himself as in favor of condemning certain properties. He has promised to co-operate with the Social Service Bureau in its efforts to clean up, and it is expected that the work of all the organizations will be co-ordinated under a definite plan of campaign soon to be mapped out.

Quincy, Ill.—Through reports of bad housing conditions presented by Miss Eugenia Dudley of the Associated Charities, the Woman's Forum has become interested in the improvement of conditions and probably will ask the Fire Chief to declare a number of old houses and buildings in the city menaces and order them torn down. Appearing before the Forum recently Miss Dudley cited a number of deplorable

conditions, mentioning particularly one building in which there were four families approximating thirty individuals living. There is but one toilet in the building for the use of all the occupants.

Quincy, Mass.—Quincy is confronted with an influx of approximately 10,000 workmen, for whom she is practically unprepared insofar as housing accommodations are concerned, the increase being due to the demand for men at the Fore River shipbuilding plant at Quincy Point and at the destroyer plant now in the course of erection at Squantum. Early in November the Housing Committee of the Quincy Board of Trade instructed its president, John F. Scott, to go to Washington to consult with the officials about the financing of a proposition to build houses in various parts of the city for these workmen. On his return President Scott reported that the Washington authorities had no funds available for the work of housing, but were in entire sympathy with the local movement and would do all in their power to assist in the work.

Richmond, Va.—Writing to the National Housing Association, Ennion C. Williams, M. D., Commissioner of the State Board of Health, says: "As a result of the establishment of Camp Lee, near Petersburg, and aviation warehouses near Richmond, and the increased activity in manufacturing industries, the population of Petersburg has more than doubled, and the population of Richmond has been greatly increased. Many boarding houses are being established, all are being congested so that our housing problems are becoming acute. The difficulty is more a question of overcrowding in houses than of crowding houses together. There is plenty of room for more houses, but the congestion in spite of this is likely to increase on account of the high cost of building." The Board of Health hopes to develop a set of laws to meet these conditions.

Giles R. Jackson, negro lawyer, urges that something be done to relieve the serious housing problem that confronts the colored people in Richmond. He states that he is a member of a committee which is putting forth its best efforts to

encourage the colored people to remain in the South, and that in the course of a brief investigation among the colored people in the North, he discovered that the main reason for their migration was bad housing conditions. He finds that the colored man is paying three times more rent for houses in certain wards in the city than is being paid in corresponding white districts. He earnestly advocates the building of a large number of fit homes in a desirable locality, feeling sure that the colored people would avail themselves of the opportunity to remain.

Rochester, N. Y.—Problems which are expected to arise from the need for housing the men who are to come to Rochester to work on war contracts were discussed by the Real Estate Board at its annual meeting on October 16th. It was brought out that fewer desirable properties are for rent now than for many years and that with the high cost of building and the fact that banks are more cautious about lending money for building makes it likely that few houses will be built to take care of the influx of workmen unless some concerted effort is made.

Rock Island, Ill.—Simultaneous with the announcement that Col. G. W. Burr, Commandant of the Rock Island Arsenal must have every assistance from the city to meet the great demand for houses when the Arsenal force is increased to possibly 12,000 by spring, the Rock Island Chamber of Commerce directors have authorized the syndication of a \$50,000 corporation to build houses. H. N. Cleveland, chairman of the Housing Committee named several weeks ago has reported to the directors that he, with the other members of the committee, Charles Esplin, J. L. Vernon and H. P. Cable, decided to undertake a \$50,000 syndicate for the purpose of handling building contracts. The report was approved and the committee directed to continue its work.

San Diego, Cal.—The City Planning Commission of San Diego has been removed in a body by Mayor Louis J. Wilde. Among his reasons for dismissing the body the Mayor states that the Commission since its creation had neglected and

failed in the duties for which it was created, one of these duties having been the planning and recommendation of buildings intended to better public service, especially a much-needed city hall. The Mayor has not appointed a new Commission, but has intimated that if there is any planning to do he will do it himself. The members of the former commission included H. B. Bard, Julius Wangenheim, C. H. Bartholomew, O. W. Cotton and W. W. Whitson.

San Francisco, Cal.—City planning and building restrictions as proposed for Garden City, the new two-hundred-acre "ideal city" have been sufficiently developed by the Housing Committee of the Chamber of Commerce and the directors of the enterprise, that actual work on the laying out of the land will be started soon, and the contract for the first unit of forty-eight houses awarded.

Another interesting enterprise, though not so large and elaborate, is that of the Pacific Electro Metals Co. at Bay Point, which has started construction on a group of workmen's houses. The lack of proper housing facilities in the district induced the company to provide houses for all its employees at the same time its factory was being erected. The engineers of the company, Beckman & Linden, having in mind the unattractive quality which industrial housing often assumes, called into consultation the firm of Wood & Simpson, architects, and as a result of careful study a plan has been outlined that promises to be a distinct advance over housing schemes previously undertaken in this vicinity. Several types of houses have been developed suitable to families of different sizes and varying needs. Four-room, one-story houses containing necessary conveniences do not exceed 700 sq. ft. area, while five-room houses of similar type contain about 860 sq. ft. area. Types of elevations were developed, which while using standard construction in certain features with the resulting economy in erection, present great variety in design. Much has been accomplished by means of window groupings, surface treatment and the like. The houses are to be grouped in an artistic and informal way and it is the intention of the company to have the grounds planted with trees, shrubbery and flowers. Construction will proceed systemati-

cally in groups of five, the community to contain eventually about fifty houses.

Santa Rosa, Calif.—Organization of city planning commissions in every community in the State on the grounds of war-time expediency, the improvement of business conditions, and in the interest of public health, was urged in an address delivered by George Bell at the fourth California Conference on City Planning at Santa Rosa during September.

Savannah, Ga.—The Housing Committee of the Savannah Federation of Women's Organizations has sent to Health Officer W. F. Brunner notice of its readiness to co-operate with him in any plan he may wish to put into operation for better housing conditions in the city. The Committee probably will investigate housing conditions in other cities and will then start an educational campaign to inform the public how conditions here may be remedied if active work in this direction is done.

Sharon, Pa.—The Standard Car Construction Company has awarded a contract to a St. Louis concern for the erection of 30 additional houses at the plant at Mashury to cost about \$100,000. The company has already under construction 25 houses which will be used by employees.

Schenectady, N. Y.—It is said that 200 families desiring to settle in Schenectady have their furniture at the freight station of the New York Central unable to find suitable dwellings. The shortage is due to the unprecedented growth of the city. General Electric officials report 23,500 employees in their plant, this being almost 3,500 more than were employed there a year ago. The Locomotive Works has more than 5,000 on its payroll, the largest number employed in several years. "Every building that possibly can be used as a dwelling is being pressed into use," said Robert T. Hill, city Commissioner of Charities. "Houses which are unfit for habitation, some without sanitary arrangements or heating facilities, are being occupied. I do not know how some of our residents will be housed if the influx continues. Rents

are being raised throughout the city and some of the poorer families are compelled to seek shelter in temporary living quarters."

Sioux City, Iowa.—Albion Fellows Bacon addressed the Woman's Club of Sioux City in October and aroused earnest sentiment in favor of housing reform. The interest which she created has been maintained through the efforts of Miss Ruth Hitch, secretary of the Organized Charities of Sioux City, who addressed the club recently and agitated a housing law. "I believe," she said, "that a good housing law would be beneficial to Sioux City. It is true that a housing law like every other law regulating conditions under which people live, is only as effective as the people wish it to be. If public opinion is not strong enough in Sioux City to take up the prosecution of those who violate the laws, the laws are to that extent ineffective, but that is no argument against the need for such laws. It is an argument in favor of the enlightenment of the public. If the public is sufficiently alive to the situation and convinced of the need, a way will be found not only to make but to enforce such laws. Bad housing affects not only the health of the inmates, but their morals in no less degree. If you can improve the housing conditions in Sioux City and prevent worse conditions which will naturally follow with the rapid growth of the city, you will have helped to supply in some measure two, at least, of the missing elements in normal living for the people who must live in whatever houses are provided—health and spiritual development."

Staten Island, N. Y.—The housing of workmen in the neighborhood of several shipbuilding plants in the vicinity of Arlington is becoming a pressing problem. As one measure toward meeting the need, the Downey Shipbuilding Corporation has announced that it will erect 300 houses for its employees near its works.

Steelton, Pa.—Plans by which the congested housing conditions in Steelton may be relieved are being worked out by the Housing Committee of the Municipal League. Several plans are under consideration, but their nature will not be

divulged until the various interests concerned have definitely indicated their willingness to co-operate. Housing conditions in the city are gradually growing worse. Architects and builders are urging the need for erection of apartment houses and the extension of trolley lines to solve the city's housing problem.

Swainsboro, Ga.—It is almost impossible to find a vacant house for rent in Swainsboro. A few new houses are being built, but these will not supply the demand. The scarcity of labor and the high cost of materials is given as a reason for the cessation of building activities.

Syracuse, N. Y.—The subject of zoning is before the City Planning Commission of Syracuse. The Commission's consultant, C. E. Howard, has been at work since last spring on the preparation of a zone map of the city, but no aggressive steps have been taken by the Commission pending the decision of a case in the Court of Appeals testing the constitutionality of the Zoning Law enacted by the 1917 Legislature giving second class cities the power to divide the city into zones.

Tacoma, Wash.—"When the shipbuilding plants at Tacoma finally are in operation at full blast," states an editorial in the Tacoma Ledger, "there will undoubtedly be a housing problem to face here. It were well if men of means of Tacoma began now to look about with a view to the erection of a sufficient number of houses to care for the influx that may be expected."

It is interesting to note that the editorial urges permanent construction.

Texas.—At the Annual Conference on Social Welfare of Texas, held in Houston during the last week in November, a Committee on Health and Housing was appointed, composed of the following members: Mrs. Charles Sayville, Dallas, chairman; W. A. Bowen, Arlington; Dr. J. B. McKnight, Carlsbad; Dr. A. I. Folsom, Dallas; D. E. Breed, Austin; Mrs. Walter Walne, Houston; Mrs. C. E. Ousley, Ft. Worth; Dr. May Agnes Hopkins, Dallas.

Titusville, Pa.—The industrial expansion of Titusville in the past two years has developed a shortage of houses which the Chamber of Commerce hopes to meet through the organization of the Titusville Home-Building Company, which has for its purpose the building and selling of medium-priced houses. A sufficient amount of stock has been subscribed to launch the project. The organization of the company was achieved through a special committee of the Chamber of Commerce, but it will not be a part of the Chamber.

Topeka, Kan.—Housing conditions in certain sections of the city are deplorable, according to reports made by the Welfare Committee of the Chamber of Commerce, headed by Horace Hall. The investigation followed a recent exposé of conditions in "Little Mexico," made by the State Journal. Miss Louise Duncan Shaffer, superintendent of the Public Health Nurse Association, and Dr. Thomas J. O'Connor, city physician, made the initial investigation. An ordinance for improving the city housing code was suggested, but according to several city commissioners this action would be impossible, as the front door of a house bars any public official from inspecting conditions unless there is a complaint or notice of a disease. The Welfare Committee states, however, that if the opinion of the commissioners proves correct, a recommendation for a State law will be made to the Legislature, under which inspection of dwellings could be made.

Torrington, Conn.—A serious housing situation is developing in Torrington and is beginning to handicap industry, according to L. J. Kibbe, president of the Employers' Association of Litchfield County. The manufacturers of the borough have taken up the matter and have applied to the National Housing Association for any information and assistance it may be able to give from its knowledge of the experiences of other cities in a similar situation. The secretary of the Employers' Association has made a survey of the houses now available and of building in progress, also of the need of employees in the various factories, and the association is now ready to proceed with the preparation of definite recommendations.

Troy, N. Y.—A proposal that a number of vacant stores be remodeled and used as dwelling places are among the recommendations made for providing housing facilities in Troy to help take care of the 3,000 additional workers who are to be employed at the Watervliet Arsenal. Col. W. W. Gibson, Commandant of the Arsenal, asked from Troy a census of her housing and rooming facilities. In compliance with this request, Mayor Cornelius F. Burns pressed the Police Department into service, and had a survey of the city made.

Utica, N. Y.—According to a statement of John D. Strain, secretary of the Employers' Association of Utica, there is a contemplated move in the city to build houses for the employees of the various mills. Some of the factories are planning individual operations and there is also a movement on foot for the organization of a citizens housing corporation.

Watertown, N. Y.—Within the last 5 months an increase in population variously estimated at from 5,000 to 10,000, due to the labor demands of the New York Air Brake Company and the new government plant just completed, is complicating the housing situation in Watertown. The initial efforts to meet the situation include a canvass of the residential districts to ascertain the whereabouts of vacant houses and of available rooming quarters. Local capital is fearful of launching any extensive building schemes, lest there should be a serious reaction in renting revenues following the war. Work has been started, however, by Charles E. Marshall, an Albany contractor, on 25 houses to be erected near the new gun cartridge plant of the New York Air Brake Co. He contemplates the erection of a total of 56 houses. An appropriation for improving the streets of this new residential section has been made by the Common Council.

Wilkes-Barre, Pa.—Failure on the part of capital in this city to build houses that can be rented at moderate rates, coupled with the fact that the population of the city is continuously growing, has created a shortage of homes. Real estate dealers agree that the situation is the worst in the

city's history; that it is due very largely to the fact that building has not kept pace with the growth of the city and that the only remedy is greater building activity in spite of increased cost.

Wilmington, Del.—Although the need for the solution of the housing problem in Wilmington is urgent, the Chamber of Commerce has arrived nowhere in its effort to develop a workable plan for meeting the situation, as indicated in a report of a recent meeting at which, "after discussing the housing problem, it was admitted that the committee was at sea as to what to do. The only consolation the members had was that housing conditions in Chester and Marcus Hook were worse than conditions in Wilmington." It has been estimated that by January 1, 1918, at least 10,000 more men will be working in and about this city on war contracts. At present, according to newspaper reports, there are about that many who have no homes for their families and who are boarding, or living in rooms and eating at restaurants. One of the large plants has estimated that its output will be curtailed about one-third, unless something is speedily done to care for employees. On October 19 a delegation from Wilmington, including Clarence C. Killen, secretary of the Chamber of Commerce; William T. Budd, of Harlan and Hollingsworth Corporation; G. L. Coppage of the Pusey & Jones Co.; Charles Topkis, capitalist, and Walter Stewart Brown, architect, appeared before the Committee on Housing of the Council of National Defense, relative to obtaining government aid in solving the problem.

Among efforts on the part of individual corporations to meet the situation is that of the Harlan & Hollingsworth Corporation, which has established a dormitory, run at cost, where the men may be able to have a clean, sanitary room. The corporation obtained a lease on the Girls' Industrial School building and have put it in readiness to receive approximately 150 men. An attractive reading, writing and lounging room is included in the provisions. The company has also appointed a Housing Committee which will endeavor to find homes for married employees.

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APPOINTMENT OF HOUSING ADMINISTRATOR CRYSTALLIZES U. S. WAR HOUSING PROGRAM

Appointment of Otto M. Eidlitz of New York as Housing Administrator under the Labor Department and the virtual passage by Congress of two bills conferring upon him broad powers and appropriating \$100,000,000 for housing purposes, marks the initiation of a definite and adequate war housing program for the United States.

Mr. Eidlitz is carefully shaping plans for quick and effective action as soon as his authority is confirmed and funds made available, so that the output of ships and munitions may no longer be curtailed by lack of homes and the consequent labor shortage.

Each of the two bills now pending in Congress provides for an appropriation of \$50,000,000, one to be turned over to and administered by the Shipping Board, through J. Rogers Flannery and the other to the Labor Department for "providing housing, transportation and other community facilities for employes of the Government and for industrial workers engaged in industries connected with national defense, and security and their families."

The first of these is the so-called Fletcher Bill, which probably would be already in operation but for the inadvertence by which it was first introduced into the Senate instead of the House, where all appropriation measures must originate. It has now, however, passed the house and been returned to the Senate for concurrence in a few slight amendments.*

The second bill was introduced in the House on February

*This became a law on Mar. 1 when it was signed by the President, and Mr. Flannery has announced that a large part of the housing program in some of the yards can be completed within 90 days, now that money is available.

7 by Representative Maher, Chairman of the House Committee on Labor. At present writing it is in the hands of the Committee on Public Buildings and Grounds to which it was referred.* Those who are in close touch with the situation at Washington feel that the passage of the bill essentially as written is merely a matter of time.

Under its provisions, the Secretary of Labor—or “such agency or agencies as he may create or designate”—is authorized:

(a) To purchase, lease, construct, requisition or acquire by condemnation or otherwise, such houses, buildings, furnishings, improvements, facilities, and parts thereof as he may determine.

(b) To purchase, lease, requisition or acquire by condemnation or otherwise any improved or unimproved land, or any right, title, or interest therein on which such houses, buildings, improvements, facilities and parts thereof have been or may be constructed.

(c) To equip, manage, maintain, alter, sell, lease, exchange or otherwise dispose of such lands, or right, title, or interest therein, houses, buildings, improvements, facilities, parts thereof, and equipment, upon such terms and conditions as he may determine.

(d) To aid in providing, equipping, managing and maintaining houses, buildings, improvements and facilities by loan or otherwise to such person or persons and upon such terms and conditions as he may determine.

The power and authority granted under paragraphs (a), (b) and (d) are to cease with the termination of the war.

The Secretary of Labor or his agent will have authority to set the price to be paid for any property or land purchased, leased, requisitioned or acquired by condemnation. Should the price offered be unsatisfactory to the owner, he is to be paid 75 per cent of the amount and may then sue the United States for such further sum as may seem to him to constitute just compensation.

*As we go to press we learn that the bill has been favorably reported.

The present satisfactory status of the Government's position on war housing is the outcome of persistent and long-continued agitation from many sources and crystallizes, in its essentials, the program urged by the Council of National Defense, the National Housing Association, the U. S. Chamber of Commerce and the American Institute of Architects, and meets the practical demands of manufacturers engaged in producing war materials.

It is, in fact, the culmination of a movement started last June when Samuel Gompers, as Chairman of the Committee on Labor of the Advisory Commission of the Council of National Defense, instituted through a sub-committee of his Committee on Welfare Work, an investigation of housing conditions in munitions-making and ship-building centers from the Atlantic to the Pacific. By this means, information of so critical a nature was obtained that he called it to the attention of the Advisory Commission, which, early in October, gave a week to hearings. At this time, Mr. Philip Hiss, chairman of the sub-committee which made the original investigation proposed the appointment of a Housing Administrator and the use of money from the war emergency fund for housing purposes.

By order of President Wilson, the Council of National Defense, on October 9, appointed a Housing Committee, with Mr. Eidlitz as Chairman, for the purpose of making a quick canvass of the situation and to ascertain to what extent local capital would cooperate with a Government scheme. The report of this Committee which was made to President Wilson on November 1, was printed in the December issue of *Housing Betterment*.

In the meantime, Charles Harris Whitaker, Editor of the *Journal of the American Institute of Architects*, was asked by President Wilson to outline a housing program for the Government. In effect he recommended the following:

1. Let Congress give the Government right to take land for civilian housing purposes during the war period.
2. Let the Government be empowered to take over any unoccupied territory for housing purposes.

3. Let the Government forbid the raising of rentals during the war and let it have the right to fix prices for canteens and boarding houses.

4. Let it provide good and sufficiently numerous dwellings for all of the 50,000 families huddled in box cars, tents and other emergency shelter in the neighborhood of plants.

Mr. Whitaker estimated that \$100,000,000 would be necessary for these purposes.

On November 30, the National Housing Association, through its War Housing Committee submitted recommendations. Other National Organizations which passed resolutions urging Government Aid were the U. S. Chamber of Commerce and the National Association of Real Estate Boards. The American Federation of Labor sent a special delegation to Washington to urge Federal Aid, but, consistently with past policy, expressed itself as opposed to the selling of homes to workmen.

On December 4, a bill drawn up by Mr. Eidlitz on behalf of the Council of National Defense, providing for a Central Housing Bureau with power to act and for an appropriation of \$100,000,000 to loan at low rates of interest to contractors making ships and munitions for the Government, was placed in the hands of the Secretary of War. This covered the needs of the Shipping Board and of the War and Navy Departments. It never reached Congress, however.

Action resulted, ultimately, from the Senate Shipping Inquiry, the latter part of December, when the nature of the testimony given by such men as Homer L. Ferguson, President and General Manager of the Newport News Shipbuilding Company, convinced executives and legislators that the situation demanded immediate action.

Mr. Ferguson placed America's probable output of merchant ships in 1918 at 3,000,000 tons instead of the estimated 5,000,000 or 8,000,000 tons. The greatest obstacle in the way of rapid construction he declared was poor housing facilities.

"The housing problem," Mr. Ferguson asserted, "is one of the most vital facing the government in the conduct of the war. You cannot get the ships unless houses are provided for the workmen. There is no limit to the amount of ships this country can

build if it really sets itself to the task. But it cannot be done without man power, and man power cannot be obtained unless housing is provided. It is just as necessary for the government to build houses for shipyard workers as for soldiers."

The introduction of the Fletcher Bill in the Senate followed close upon the heels of Mr. Ferguson's testimony. A few days later Secretary of Labor Wilson, named his Advisory Council and appointed Mr. Eidlitz Housing Administrator. The introduction of the Labor Department bill defining the powers of the Housing Administrator and providing for a further appropriation as cited above followed immediately.

GOVERNMENT AID FOR WILMINGTON

Government aid in the form of loans to the extent of \$800,000 to every \$200,000 raised by the city for the erection of workingmen's dwellings has recently been promised to Wilmington, Delaware. A first \$200,000 has already been raised by the citizens, thus assuring the early launching of a \$1,000,000 operation. The Wilmington Housing Company, organized under the auspices of the Chamber of Commerce to manage the project, has just been incorporated for \$600,000 looking toward an ultimate \$3,000,000 undertaking.

Organization of the company was effected on January 15, five days after the launching of the campaign for funds, the major portion of the necessary capital, \$118,000, having been subscribed in 22 minutes at the annual meeting of the Chamber of Commerce on January 10 when the project first was outlined and the need for it made apparent by a preliminary report on Wilmington's housing conditions by John Nolen, city planner, who was engaged some time ago by the Housing Committee of the Chamber of Commerce to make a survey and recommendations.

As soon as the necessary \$200,000 was assured, the Housing Committee of the Chamber of Commerce and interested citizens went to Washington to confer with officials of the War Shipping Board with the result that a tentative agreement granting government aid to the extent indicated was drawn up by the counsel of the Shipping Board. Actual

work on the first of the 1,000 proposed dwellings will be begun as soon as the official papers are drawn up and signed.

Wilmington and those government shipbuilding interests of which Wilmington is the seat have been suffering for months from a housing shortage. The Penn Seaboard Steel Corporation and the Pusey and Jones Company in particular have been seriously hampered. Both concerns, it is said, could and would use twice as many men as they now have in their employ if suitable houses were obtainable. Each of these concerns has subscribed \$20,000 to the housing company.

Mr. Nolen, in his preliminary report to the Chamber on Wilmington's housing needs, pointed out not only the intimate connection between adequate housing and the success of our army abroad, but also its importance with regard to the future of Wilmington.

Among the interesting facts brought out by this survey thus far is that Wilmington has the densest population per acre of any city of the 100,000 class in the United States. As compared with the average density of all the cities of the 100,000 class it has a density four times as great. It exceeds in density even such large and closely built up cities as Philadelphia and Baltimore. This is due, in part, Mr. Nolen states, to the restricted city limits but in the main to the low standard of building ordinances and to the meagre allowances of land and open spaces in connection with workingmen's homes.

The housing committee whose prompt and efficient action has brought Wilmington to a solution of her housing problem is composed of Josiah Marvel, chairman, William Winder Laird, Charles C. Kurtz, J. B. Weaver, and Philip Burnet. The incorporators of the Wilmington Housing Company are Clarence C. Killen, John E. Krause and Francis D. Buck, and the directors are William Winder Laird, J. B. Weaver, C. Stewart Lee, Charles Topkis, Charles C. Kurtz and Josiah Marvel. Mr. Laird is the president; Mr. Lee, vice-president; Mr. Kurtz, secretary and treasurer, and C. S. Layton, general counsel.

The terms upon which the federal government is willing to lend money to such enterprises is indicated in the following reso-

lution adopted at the annual meeting of the Chamber of Commerce providing for the organization of the company:

"Whereas: The purpose of said corporation is to secure land and construct dwellings thereon to be rented or sold to industrial workers of the city of Wilmington and vicinity, the first offer of same proposing to be made to those industrial workers engaged in the building of ships or shipbuilding material for the uses of the United States Government, and

"Whereas: The corporation proposes to secure a loan from the United States Government of \$800,000 for every \$200,000 of capital provided by said corporation, upon the following terms, to wit:

"(a) That said loan is to be made a first lien upon all of the property of the corporation.

"(b) That said loan is to be made to said corporation in installments from time to time of 80% of the total cost of land and construction of each particular house or lot of houses as the same are constructed by the corporation, that said installments of said loan are to be made as the construction proceeds as follows:

1. When the cellar or cellars are dug.
2. When the first floor joists are in place.
3. When the second floor joists are in place.
4. When the roof is on.
5. Upon the completion of the building.

and the amount of installment to be loaned upon the basis aforesaid to be absolutely fixed by the certificate of the architect, or other supervisor in charge of said construction, whose estimate of eighty per cent. of the cost of land and construction at the particular periods aforesaid shall be final and binding upon both the government and the corporation.

"(c) That said loan shall bear interest at the rate of 4 per cent.

"(d) That said loan shall be repaid to the government of the United States at a minimum rate of 3 per cent. per annum, with total repayment to be completed on or before fifteen years from the date thereof.

"(e) That in the detailed agreement to be entered into between the government and the said corporation, provision shall be made whereby the government will agree to release

the individual houses from the lien of said mortgage upon the payment to the government of such portion of said mortgage as may at the time, be pro-rated upon said house amortized on the basis set forth herein.

“(f) That the corporation shall have the right of liquidating at any time on or before fifteen years from the date thereof, and upon said liquidation it being agreed that after payment to stockholder, of an amount equal to the par value of the amount of stock subscribed and six per cent. of the amount of said subscription from the date thereof to the date of liquidation, the corporation shall pay to the United States Government the entire sum loaned as aforesaid with interest at four per cent., provided that said sum is available for said payment upon said liquidation, provided, however, that if the assets of the company as so liquidated shall not be sufficient to pay said loan in full that the Government will accept such sums as said company may be able to pay upon said liquidation, said payment, however, not being less than 85 per cent. of the amount of said loans.

“It being further understood that the corporation in lieu of liquidation as aforesaid shall have the right at the termination of fifteen years as aforesaid to have the assets of the company appraised by one person chosen by the corporation and one person chosen by the United States Government and an umpire to be chosen by said two persons so appointed for the purpose of making an appraisement of the assets of the company at said date and after deducting dividends of six per cent. per year to stockholders as aforesaid to arrive at an amount to be paid by said company to the United States Government on an amortizing basis as indicated aforesaid, whereupon the said company shall have the right to pay the balance of said loan to the United States Government and continue as a going concern, free from any obligations of trust whatsoever to said Government.

“(g) That the corporation shall be allowed to make such reasonable overhead charges as may be necessary and proper in carrying on the operation as aforesaid, there being no charge, however, for the services of the persons who serve as directors of said corporation.

“Now, therefore: In consideration of the mutual promises and obligations made by and between each of the persons who sign this agreement and the corporation be formed as aforesaid it is agreed by each of the persons undersigned and they do hereby agree to subscribe and to pay for the stock at par, of said proposed company, set opposite their

respective names, said subscriptions being conditioned upon the securing by said company or its representatives a total amount of Two Hundred Thousand (\$200,000) Dollars. And it being further understood that said subscriptions shall be called by the corporation from time to time on the basis of 20 per cent. of the cost of construction ascertained in the same way and at the same time as set forth above for the call of the loan from the United States Government."

NEW YORK CITY AND VICINITY

A summary of conditions as they exist in New York City and vicinity is given in a letter written by D. B. Caldwell of the War Shipping Committee of the Merchants' Association to E. N. Hurley of the U. S. Shipping Board. According to Mr. Caldwell, housing facilities for 1,500 workmen in shipyards on and adjacent to New York Harbor are required, if the New York yards are to produce in 1918 the 800,000 tons of shipping which forms their part of the program of the Emergency Fleet Corporation, and prompt aid from the Government is necessary.

"We wish to call attention," writes Mr. Caldwell, "to several important facts about the 18 shipyards on New York harbor and vicinity, constructing and repairing ships for the Emergency Fleet Corporation and Navy Department—not including several yards constructing small craft, as submarines, submarine chasers, etc. There are now employed about 31,686 men, as against only 15,490 when war was declared last April, and 9,415 men in 1914. Furthermore, these yards if they are to complete their construction as per schedule, must employ 28,775 additional men in the near future. The nine construction yards, working chiefly on large merchant ships for the Emergency Fleet Corporation, employed only 1,430 men in 1914, 3,800 in April, 1917, 14,500 in January 1918, and will shortly need 26,000 additional men.

"Since 1914 New York City and the adjacent district—usually called the metropolitan district—have been growing rapidly in population, due in a large part to the rapid normal increase and, in greater part, to the important war activities of this district, in which is centralized a large part of the exportation of this country and a large amount of manufacturing of war materials of many kinds. In this same period, however, the construction of buildings for residential purposes has experienced a marked decrease.

"We have been informed that in normal years probably between 90% and 95% of the construction for which plans were filed was actually completed, but that a much less percentage than this has undoubtedly been constructed in the last year. It is also to be noted that the comparative figures given are in dollars rather than in floor space, and that the cost of construction has probably increased 40 per cent. in the last two years. Furthermore, an even greater drop in residential construction may be expected in 1918.

"The districts in this vicinity most urgently in need of additional housing facilities for shipyard workers are:

"North shore of Staten Island; Newark Bay; Newburgh, N. Y., and Port Jefferson, L. I.

"It may be noted that these districts are not located in built up sections of the metropolitan district, two of them in fact being a long distance outside of the district.

"On the north shore of Staten Island there are three large yards working on Emergency Fleet Corporation contracts. These yards are now meeting with extremely great difficulty in obtaining labor, especially on account of the absence of housing facilities near the plants. Many of the workmen now employed live in Brooklyn and Manhattan, and even as far away as the Bronx, a trip of approximately an hour and a half by trolley, ferry and subway or elevated train. Nevertheless, these yards must soon obtain 5,000 to 6,000 additional workers in order to complete their contracts promptly.

"On Newark Bay there are three new and large shipyards. These yards now employ 7,250 men and are having great difficulty in getting a satisfactory number of employees; yet soon they must obtain 17,250 additional workmen. These yards now draw workmen mostly from Newark, where housing facilities are far from sufficient to care for an increase of 17,250 workmen."

BALTIMORE AND SPARROWS POINT

The general plan under which the Federal Government will aid the Bethlehem Steel Corporation to solve the problem of providing homes for the large number of workmen needed to rush work on the fleet of merchant ships now being and to be built at

Sparrows Point has been made public by Chairman Edward N. Hurley, of the United States Shipping Board.

Under the agreement reached, the Shipping Board will lend the Bethlehem Company \$5,700,000 for the construction of a model residential community. Part of the money will be used at once in the erection of clubhouses and barracks across the creek from Sparrows Point, for the unmarried workmen, in order to provide homes for men needed without delay for the speeding up of the ship contracts. These barracks are expected to be completed and ready for occupancy within 90 days. They will provide accommodations for 2,500 men.

The bulk of the loan will be devoted to the construction of the residential community of separate houses with all the latest ideas of sanitation, parking and other improvements calculated to create contentment.

Any workman who may desire to own the house in which he lives will be given an opportunity to buy it at cost. The purchase plan provides that the workmen shall buy stock to the value of the house in the Building Corporation, the subsidiary company which will erect the village. He can pay for the stock in monthly payments about the same as rent. Should a resident after paying for his house desire to leave Baltimore he has the privilege of turning back his stock to the Building Corporation and the money he paid in will be refunded.

The Government will protect itself by taking a first mortgage on the land and houses. The steel company is required to pay 4 per cent. annual interest on the loan, which is to run for 15 years. In that time the company figures the workmen will have acquired the houses in fee-simple, so that it can repay the Government loan.

Architect Palmer of the Bethlehem corporation has submitted to the committee of architects for the Shipping Board the plans for the community.

Baltimore, as the result of the expansion of the industries at Sparrows Point, has been facing one of the most acute problems, as regards housing conditions, that has presented itself in the history of the city.

Mayor James H. Preston some time ago appointed a Real Estate Board with power to take any steps for providing homes

for the 5,000 new people who have been brought there by the war-created projects.

The Police Board put 500 policemen to the task of compiling figures and taking census of the city in order to facilitate the work of the Real Estate Board. From the report of the police it is seen that only 2.9 per cent. of the houses in Baltimore are vacant. This 2.9 per cent. in round numbers is 3,428, about 150 less than the number required by the influx of new people to the city. Add to this the fact that the majority of these houses are not habitable at present and will not be until many repairs and improvements are installed, makes the shortage even greater than at first sight, would seem to be the case.

PHILADELPHIA AND THE HOG ISLAND YARDS

Philadelphia will need at least 12,000 new houses for war workers before the year is out and approximately 10,000 more for those not directly connected with war industries, according to John Ihlder, Secretary of the Philadelphia Housing Association.

It has been announced that the United States Shipping Board will build several thousand houses for workers at the Hog Island shipyard. These houses, the city has been assured, will be of permanent construction and, in design, will be an improvement over the usual row type. Thus has been escaped the danger which threatened, at first, of having temporary barracks.

These promised houses, however, will furnish but partial relief to the stringent housing situation. In Philadelphia the first effect upon housing of our declaration of war was a decided decrease in the number of new operations. The second and not less important was an equally decided increase in the difficulty of securing needed improvements in existing houses. During the year 1917 the city fell 2,421 short of its average construction of two-story houses. According to the best estimates obtainable it will fall 5,253 short in 1918 unless some method is found to stimulate building. So it faces the possibility of being 9,127 houses short of normal requirements on December 31, 1918. The chief reasons for this are lack of capital—much of the money heretofore used for financing building operations having gone into Government loans,—high cost of building mate-

rials and of labor which made investors hesitate for fear of competition from cheaper houses that may be erected after the war, and scarcity of materials and labor due to Government embargoes, commandeering of supplies and the demand for labor at the neighboring cantonments, at the shipyards and other operations where unusually high wages were paid.

Coincident with this decrease in house building Philadelphia received a large influx of population. The first to come were unskilled laborers, chiefly negroes from the south. During the latter part of last winter and the spring they came by the thousand. How many came no one knows, and estimates range all the way from 20,000 to 60,000. Philadelphia has no segregation law for negroes, yet it is exceedingly difficult for negroes to secure a dwelling anywhere except in a recognized negro district. These districts range all the way from the worst in the city to the very good. Almost at once reports of serious house overcrowding became current. In order to cope with the problems due to this influx a committee composed of representatives of all the social agencies concerned was formed under the title, The Negro Migration Committee. The Housing Association exerted itself to persuade landlords to accept negro tenants when white tenants moved out. In this way during the latter part of the spring and the summer the negro districts were considerably extended and in some cases whole streets were opened to negroes. So illegal room overcrowding practically disappeared after the first few weeks, but the conversion of single-family houses and of tenement houses into rooming houses continued, and still continues to some extent, though an agent of the Bureau of Labor Statistics stated that Philadelphia had met the crisis better than other cities in which it had been as acute.

With the coming of fall, however, the city was faced with a much more serious situation. By that time the shipyards and other great plants working on Government contracts had begun to enlarge and to speed up. New plants were erected. At first it was hoped that the labor released from the cantonments would satisfy their needs. But this hope was of short duration. Again new workers came in by the thousands and soon those sections of the city accessible to the plants were filled over full. Up to September the Housing Association had been able to find dwell-

ings for whites; its difficulty had been in finding houses for negroes. In September it took representatives of one of the ship building companies and of the Housing Committee of the Council of National Defense about the city to show them that the available supply of small dwellings was practically exhausted. From that time on a large part of its energies have been devoted to stimulating the building of more houses for workers. It appointed a committee composed of representatives of the Real Estate Board, the Operative Builders' Association, the Octavia Hill Association, the financial institutions and the city departments most directly concerned and made a careful survey of the whole situation. In cooperation with the Real Estate Board and the Chamber of Commerce it made a canvass of the vacant houses and found that in all the city except the northern district, that is in all the districts where the need was greatest, there were approximately 450 vacant dwellings of a rental value of \$30 or less in habitable condition. A canvass of the operative builders show that they were in a position to erect approximately 1,000 dwellings provided the priority board would release materials. No definite statements could be secured from the financial institutions as to their ability to finance building operations because of the drains upon their resources usually placed in mortgages and because of the uncertainty as to demands in the future.

The committee therefore called upon the Housing Committee of the Council of National Defense and secured from the chairman, Otto M. Eidlitz, his promise to seek priority orders for building materials to be used in house construction and his promise to urge granting of federal money at low interest to be repaid in terms of from 10 to 15 years. The committee also asked that whatever houses may be built in Philadelphia by the Government directly should be of permanent construction and of good design. This is urged on the ground that good dwellings would hold the workers and would be of permanent value, so reducing the ultimate cost, while poor dwellings would increase labor turnover and would rapidly degenerate into slums.

RENT PROFITEERING IN WATERBURY

Waterbury's chief problem has been that of profiteering landlords, their abuses having become so great as to bring about an

investigation by the State. Instances in which the rent had been raised from \$9 to \$30 a month, from \$12 to \$30 a month, and from \$20 to \$40, were cited by Mayor Scully before the Rent Increase Commission appointed some time ago by Governor Holcomb.

Mayor Scully stated that the population had increased approximately 25,000 in the past four years, that is, from 75,000 to 100,000, and that building operations had not been conducted on a scale to care adequately for this increase. In the three years—1915, '16 and '17—houses erected provided homes for only 2,044 families, and in that period 6,000 families have come into the city according to statistics compiled by Building Inspector Edward M. Mraz. Testimony of a startling nature was given, exposing the heartless action of landlords in taking advantage of the situation to increase rents beyond reason and beyond the ability of the average man to pay.

Mayor Scully said that scarcely a day passed that he was not stopped on the street, or visited in his office or in his home by persons looking for homes within their means. Many of the callers, he said, were women with children in their arms, who said that they and their children were starving in order to pay their rent.

Ex-Senator William J. Larkin, of the Waterbury Clock Co., reported more than 100 instances in which the rent of his employees had been raised within the past two years. Superintendent of Charities Eugene Kerner mentioned instances in which the rents of families had been raised, and in some cases more than doubled within the past two years. The class of houses in which this is occurring are those which formerly brought from \$8 to \$15. He told of one case in which 25 Albanians paid \$90 a month rent for two tenements in a double house.

Daniel T. Farrington, for the past 15 years a real estate dealer in Waterbury, testified that the exorbitant increases were entirely unjustified. He was connected with the Board of Assessors in the city for four years some time ago and said that the taxes on land had been greatly lowered in the last three years.

John H. Goss, General Superintendent of the Scoville Manufacturing Company, testifying before the Commission, pointed out that the city being located in the valley has resulted in the over-crowding of the land within the valley limits and that

land values had been thereby increased. Houses are being bought by speculators and re-sold at a higher figure. After this has been done several times, a house which formerly could have been bought for \$2,500 will bring from \$1,000 to \$1,500 more. The Scoville Manufacturing Company now employs about 13,000 men, an increase from 3,800 over the payroll of August 1914. The company has itself erected more than 180 houses.

BAYONNE, N. J.

With a view to relieving congestion in the Constable Hook section as revealed in a report of a special committee appointed some months ago to make a study of the housing situation in Bayonne, the Chamber of Commerce has taken steps toward building model tenements. The committee which made the investigation has been authorized by the chamber to proceed with plans for the organization of a company with \$100,000 working capital to be used in building two tenements to house approximately 50 families each. Dividends are to be limited to 5 or 6%. The majority of stock has already been subscribed. In reporting the results of its survey, the committee says:

"Many of the present tenements, especially those in the Hook section, are in an unsanitary condition, and this condition can only be remedied by vigorous enforcement of the law and by health regulations."

In addition to cleaning up, however, the committee found that immediate accommodations for at least 100 families are necessary, and that during the coming year there will be need for further accommodations for from 500 to 1,000 new families. The committee suggests as a solution of the problem the providing of apartments of three or four rooms each to rent at from \$15 to \$18 a month, including heat. In its suggestion for the proposed apartment houses, it stipulates that a central heating plant should be provided and that all kitchens should be equipped with gas stoves and laundry tubs, and that each apartment should have a separate and completely equipped bathroom; also that the ordinary amenities of shades, screens and garbage cans should be provided by the company.

It also recommends a playground or small park for the exclusive use of the tenants.

NEWPORT NEWS

Immediate expenditure of \$1,200,000 to provide housing accommodations for ship-yard workers at Newport News was decided upon on January 10 by the Shipping Board, after the sub-committee of the Senate Committee on Commerce and Industry had presented the urgency of the situation. The sub-committee was appointed in the course of the Senate ship-building investigation following the testimony of Homer L. Ferguson, president of the Newport News Ship Building Corporation. The housing congestion in Newport News has been serious since early fall. It is stated that the population of the city has been more than doubled in the past 18 months, and that dwelling houses, hotel, and boarding houses have been taxed to their capacity to such extent that many men have slept in automobiles, while others have begged the privilege, on occasions, of spending the night in a hotel chair. Mr. Ferguson stated in his testimony that his plant should increase its force by 5,000 men, but would be unable to take on even a much smaller number until some provision should be made for housing them. His statements had the effect of bringing the Emergency Fleet Corporation to the agreement to extend immediate financial aid for this proposition to the extent indicated, and erection of 500 homes will be begun in the very near future.

CRAWFORD, W. VA.

Upon the site of the new Government explosive plant "C" near Charleston, W. Va., a new town has sprung up over night. More than 1,000 men began work on the plant on January 16, hundreds of whom are employed in building homes. This is the biggest construction enterprise ever undertaken in West Virginia. It is expected that \$30,000,000 will be spent there within 26 weeks. One hundred million feet of lumber will be used in constructing barracks, bungalows, mess halls and houses for machinery.

WATERVLIET, ALBANY AND TROY

The problem of finding homes for workmen in the Watervliet arsenal has induced warm competition among the several cities in the vicinity, including Watervliet, Albany, Troy and Waterford. The Chamber of Commerce and Real Estate Boards of the several cities have appointed special committees, canvassed their respective towns for vacant houses, and sought to improve commutation facilities in an effort to attract the incoming workers who are too numerous for Watervliet's cramped accommodations.

Some 7,000 men will be brought to the district in the near future for employment in the gun plant which is being considerably enlarged. Erection of a hotel either by the Federal Government or by a local development company to house a portion of the new population in Watervliet has been proposed but has met with some opposition on the ground that the city should provide for a permanent increase of population, and that any investment for housing should take the form of permanent homes. The committee of the Chamber of Commerce now is considering an organization of a local development company, or the alternative of urging outside capital to come into the city to build homes.

Albany, in baiting her line for a portion of the new workers, has appointed a committee with a view to organizing and financing a housing corporation and is planning to open at the arsenal grounds a bureau of information to be presided over by some competent person who will be supplied with complete information concerning available apartments and houses in Albany.

A meeting of property owners and real estate men has been called by the Waterford Chamber of Commerce in an effort to obtain complete information as to the houses that may be available for the arsenal workmen, and a special committee is endeavoring to obtain a more convenient schedule of trains.

Troy is equally active, and is confidently expecting to attract at least 3,000 of the new men into its confines. At a special meeting of the board of directors of the Chamber of Commerce, the executive committee was authorized to de-

wise plans for the accommodation of such an increase in population, and to submit its plans to the Chamber in the near future.

THE ZONING OF PRIVIES

One of the most interesting ordinances passed in recent years having to do with the abolishment of the privy vault was adopted on December 10 by the City Council of South Bend, Ind. It provides for the removal within less than five years of all vaults and cesspools within the city limits on lots accessible to a public sewer and water main and, for the purpose, divides the city into five zones, as to time limit for accomplishing the removal. July 1, 1918 is set as the time limit for Zone No. 1; July 1, 1919 for Zone No. 2, and so on until July 1, 1922.

The basis for the zone division is density of population, the abatement to be accomplished first in the more congested districts.

For the purpose of the ordinance a lot is deemed accessible to a public sewer and water main when it abuts on a street or alley in which there is laid both a public sewer and water main or where it abuts on two streets or two alleys or on a street and an alley in one of which there is a public sewer and in another a water main.

To make the ordinance continuously effective it is provided that in those cases in which a lot or parcel of land becomes accessible to a sewer after the time set for abating the nuisance and making connections has expired, the owner shall be given one year from the time of the completion of the sewer or water main.

Penalty for violation of the ordinance may be any sum not exceeding \$100 or imprisonment for not more than 30 days.

The Board of Health is authorized to destroy, abate, or remove any vault or cesspool maintained in violation of the ordinance and to make connections with the sewer and water mains and charge the cost upon the tax duplicate as a lien upon the property.

"TAKE A ROOMER" CAMPAIGN

To those who for years have been engaged in an up-hill fight against room overcrowding and the lodger evil, the "Take a Roomer" campaign instituted by the United States Chamber of Commerce as one means of meeting the shortage of housing accommodations in communities where war industries have created such shortage, appears fraught with insidious evils.

Room overcrowding is the one housing evil which is clearly demonstrable as such, yet it is the one which, thus far, has successfully eluded control. A few communities have attempted regulation and met with a degree of success, but most communities are without any means of regulation, and most, it is safe to say, are without public sentiment on the subject sufficiently strong to counteract the effects of an unrestricted "Take a Roomer" campaign—especially when it is given the color of a patriotic service. After a family has taken "a" roomer, there is nothing to prevent, in the vast majority of communities, its taking another and another, and the chances are that, among a certain element of the population, unwholesome "doubling up" will be resorted to for the sake of monetary advantage.

It will be a long time before the evils of such a condition become apparent and before sentiment is developed against it, and then, of course, the period for prevention will have passed. It is interesting and instructive to note how one city—which has reached that stage—has reacted. The following is a statement from George Gove, Executive Secretary of the Bridgeport Chamber of Commerce:

Bridgeport was one of the first American cities to face the problem of physical and social adjustment to conditions brought about by the war. The rapid industrial expansion and increase in population of almost 70% in two years forced this community to meet, not severally in any definite order, but simultaneously, all of the problems arising from the concentration of labor in a restricted industrial area lacking all facilities for the absorption of a new population.

"More than two years ago, acting on the basis of a patriotic appeal and possibly from self interest in the face of

increasing rents, homes that were never before open to strangers received roomers and during a brief period all of the available rooming space in the city was occupied. As a result of that experience, I believe that I can say that representative public opinion in Bridgeport is vehemently opposed to any movement which will tend to restore the conditions through which we passed two years ago. I believe that representative public opinion in Bridgeport is conscious of the evils which eventually arise from this form of congestion. An appeal to take in roomers carries with it no restriction as to the number to be taken in and the isolation of the home, once broken, offer encouragement to profit to the fullest by the new policy. In Bridgeport, the number rapidly grew to considerable proportion and for a time there were places in which six and seven were sleeping in one room.

"After two years of wrestling with this and every other municipal, social, and industrial problem which the war has brought, this community recognizes that expedients do not suffice; that problems must be understood to be solved and that the solution must rest upon a solid foundation. Physical and social ills outside the factory and in the home are reflected in the factory in production."

CHARM OF GROUPED DWELLINGS

Illustrative of the charm of grouped dwellings as one means of retaining uniformity without danger of monotony where a measure of standardization is necessary is a recent residential development known as Linden Court at St. Martin's near Philadelphia. In this the architect, Edmund B. Gilchrist, has achieved several interesting results. By advantageous grouping he was able to put six houses on a piece of land, which treated conventionally would have accommodated but four, or at most five, and he has done this without sacrificing privacy or desirable open space.

The houses, which are of sand-faced brick with slate roofs, are grouped about three sides of a quadrangle 225 feet long by 125 feet deep. They have been pushed back far enough to leave ample space for an individual garden and common grass plot in the quadrangle, but not so far as to eliminate

kitchen yards. These yards have been surrounded by a brick wall high enough to secure privacy without cutting off light and air. The houses have six rooms each, the arrangement of which has been sufficiently varied as to give individuality to each home.

While the cost of the development and the rents derived from it lifts it out of the class of workingmen's dwellings in the housing reformer's acceptance of that term, to the class of the "average man's home"—the houses rent for about \$50—many of the principles of planning and design which it illustrates are adaptable to lower-cost developments. On the other hand, it touches and solves in a most satisfactory manner the housing problem of the "average man" which, in many communities, is quite as pressing as the industrial housing problem and, as an architectural publication pointed out in describing Linden Court, it is "veritably an exemplification of the truth that beauty pays and that there is no legitimate reason for the desolation of the usual speculative building."

FRANCE TAKES ADVANCED STAND IN HOUSING AND CITY PLANNING

Because she has realized that with the loss of a million or more of her men she must do everything she can to preserve and build up the next generation; that she cannot afford to let it grow up in insanitary, unhealthy and disagreeable surroundings, France has taken an advanced stand with regard to housing standards and the application of town planning principles in the rebuilding of her devastated areas—a more advanced stand probably—a more comprehensive one, certainly—than any other of the warring countries.

In many cases, even, she has not waited for the devastating hand of the Hun, but has herself levelled acres of insanitary abodes which are to be replaced by parks, playgrounds, wide streets and fit homes. As George B. Ford has effectively put it, "When the Germans ruin a home in the north, French workmen level one to the ground in another part of the country, in order that a better one may rise in its place,

that a new generation of Frenchmen, better, physically, than the one facing *les boches* may be reared."

The most comprehensive measure which France has taken has been the passage of a law, "Loi Cornudet," which provides for compulsory thorough-going city planning throughout the country. The reconstruction of the ruined towns is to be conducted under the direction of local commissions controlled by central authorities, so that the application of the best principles may be assured.

Mr. Ford, as a member of the American Industrial Commission to France, brought back much interesting information with regard to the accomplishments of individual cities. He found:

"The housing problem has been taken hold of with an energy that, for a country at war, is nothing short of amazing. In Limoges, six acres of four, and five-story tenements in the heart of the city had been razed to the ground when I was there last year. At a cost of many millions, the city was going ahead in the midst of war to lay out new and broader streets and rebuild the districts along modern city planning lines.

"In Marseilles, 14 1-2 acres of old six, and seven-story tenements in the center of the city had been torn down, and something like 40,000,000 francs were to be expended in laying out new, broad streets and open spaces and erecting new buildings of modern type. These old quarters were a serious conflagration menace and center for the spread of disease. It was especially dangerous to tolerate them during war.

"These are not sporadic and local incidents of war, but the outcome of a general movement toward scientific city planning for the whole country."

Another interesting and important bit of legislation is that adopted by the French Chamber providing for indemnities in full to property owners for their losses by the war. It is said that those who favor the adoption of the policy of indemnity are equally favorable to the state's availing itself of the opportunity to take over certain lands for the purpose of conducting on a large scale an experiment with garden

cities and cooperative housing, the plan being that the State, after having purchased the land, should lease it to the different communes which in turn would let it to societies formed on a strictly cooperative basis, or to individuals. The development of the land would be controlled by certain State-imposed restrictions designed to prevent too great concentration of population and to assure the setting aside of minimum areas for playgrounds, parks and community centers.

The adoption of such a scheme would furnish an international object lesson.

RELIEF IN SIGHT FOR WASHINGTON

For many months Washington has been much in the position of the "old lady who lived in a shoe and had so many children she didn't know what to do"—a coincidence of several circumstances having already greatly complicated her problem. Besides the congestion attendant upon the famine of living quarters, there has arisen the difficult problem of "profiteering," mostly in the case of tenants who sublet furnished houses or apartments.

Something like adequate measures toward the provision of living quarters for the thousands of workers called to Washington on government service is likely to be taken if the pending bill (H. R. 9462) appropriating \$50,000,000 for the housing of employes at the munition plants and other government workers throughout the country is passed, as it is likely to be very soon.

The bill appropriating \$10,000,000 for the District, which had been talked of, has been merged in this bill, which gives the Secretary of Labor very broad powers, and which applies to government workers in Washington as well as elsewhere. The amount to be expended in Washington will be determined by its relative needs as compared with those of other places. Mr. Otto M. Eidlitz has already been appointed Director of Housing by the Secretary of Labor, and will have charge of the expenditure of the sum provided by the bill.

It is expected that part of the expenditure for Washington will be in the way of permanent buildings, and the plans prepared for the Ellen Wilson Memorial Homes Company have been favor-

ably considered; and it is probable that part of the expenditure in the District must be for temporary buildings in the way of dormitories or club houses, because of the pressing demand in the near future.

The Room Registration Office at 1321 New York Avenue, established by the District Council of Defense under a grant by the President from his Emergency Fund, is taking care of applicants and has a considerable number of rooms registered. The District Council of Defense, through the Federation of Citizens Associations, is making a canvass of the city to secure all unoccupied rooms which are available; and the Police Department, at the request of the Council, is just making another census of the unoccupied dwellings. The Civil Service Commission is also devising its estimate of the number of employes to come, with the time of their arrival.

All these facts are being assembled so that the amount of building which the federal government must do in the District may be carefully and adequately planned.

WASHINGTON'S ALLEYS

Unless action is taken to interfere, the Washington Alley Law, by which 9,000 alley dwellers will be evicted from their homes and compelled to find other quarters, will go into operation on July 1. Action, however, to prevent the latter complication by postponing the operation of the law for six months or a year, or for the duration of the war, is being agitated. The complex situation seems to have produced as many arguments in favor of the temporary suspension of the law as in favor of its operation. Witness the statements of Dr. W. C. Woodward, Health Officer; William H. Baldwin, Chairman of the District Council of Defense and Dr. George M. Kober of the School of Medicine, Georgetown University.

Says Dr. Kober, who for years has been one of the apostles of the better housing movement in Washington:

"In normal conditions it is certain that no one would countenance any postponement of the law, but when it is realized that the abandonment of these habitations will mean the erec-

tion of about 3,000 homes at a cost from 100 to 150 per cent. higher than in normal times, we hesitate to ask money from our friends to invest in a housing scheme which cannot fail to result in doubtful values and unreasonable rentals. It is interesting to note that both of our Housing Companies, which erected a few years ago, homes for day laborers at a monthly rental of \$7.50 and \$9.00 for three and four room apartments, only within the last three months have succeeded in renting all their vacant flats. In view of the present labor and material market we cannot endorse the erection of new homes, and we believe that no great harm can result by the postponement of the law during the duration of the war, provided of course these houses are placed and kept in a sanitary condition. We also believe that every effort should be made by real estate owners to rehabilitate homes which require repairs in order to meet the present emergency. Householders and persons able to spare a room to Government employees should consider it a patriotic duty to cooperate in the solution of the present house and room famine, and thus prevent overbuilding in high-priced habitations. When these efforts have been exhausted, the question of providing dormitories and eating houses for Government employees along the line of barracks may very properly be considered. This whole question is occupying the intelligent consideration of the District Council of National Defense of which Mr. William H. Baldwin is Chairman."

Mr. Baldwin, under whose direction a careful investigation of the Capital City's housing problem was made, has this to say:

"The subject is a perplexing one and has occasioned a good deal of uniformed and misdirected effort in various ways

"The law referred to is not the one which Mrs. Wilson on her deathbed asked to have passed. That law had some defects, but it did permit owners of alley property damaged by being dispossessed to sue for the compensation to which they were entitled. This law makes no provision for compensation. It is certainly unjust to require people who built thirty years ago

houses which have plenty of light and air and which they have kept in repair in accordance with the requirements of the law for the condemnation of insanitary buildings, and in which they can still lead respectable lives, to give up the homes which they own, and suffer the loss which this occasions, without any compensation. The forbidding of further occupancy of some alley houses which are not of this character does not justify the application of the rule to decent houses which are of this class.

Even if this wholesale dispossession of the alley dwellers might ever have been considered wise or permissible, the conditions have changed so that the strict enforcement of the law as it stands would make a bad situation worse.

"The influx of government employees caused by the war work has already put such a pressure upon the house and rooming accommodations that it is becoming increasingly difficult to find rooms which young women will accept. The District Council of Defense has for more than two months been making every effort to secure proper accommodations; and the opinion it then expressed that the demand could not be met without prompt provision by the Federal Government for additional room, as well as restaurant facilities, has been more and more confirmed by all that has taken place since.

"The number of unoccupied dwellings in the District on February 27, 1915, was 4,859; on June 26, 1917, stood at practically the same, 4,882, of which 145 were reported as uninhabitable, leaving 4,737 presumably available. By November 15, 1917, this had decreased to 2,290, of which 202 were uninhabitable, leaving 2,088, of which 630 were reported as being in poor repair. The remainder, 1,458, included all the undesirable houses, together with some of the alley houses to which the law applies, and practically half of the total were colored. This left 700 unoccupied houses suitable for white people, which, with the available rooms that we are trying to get residents of the District to open up in their homes, must house the 12,000 additional government clerks who are to come here by the first of next June, together with all those who will come with them for other purposes.

"This is a problem worthy of the ability of the National Research Council, and need not be further complicated by putting into it the alley population who are now living as they have for the last thirty years.

"There is no hope that additional houses or apartments will be furnished by private capital, which would be obliged to pay the present extravagant prices in building something for the emergency which could not be expected to bring a reasonable return as a permanent investment. The responsibility for meeting the emergency rests on the Federal Government, not on private individuals.

"The real estate men of Washington, instead of being selfish, have been doing all they could to meet this situation. The District Council of Defense furnished them with a list of the names of owners of all unoccupied houses, except those in two precincts which have not been reported in detail, and they are doing all that they can to induce the owners of such properties to repair them and make them available. They did suggest postponement of this law in order that the alleys might not be dumped upon them so soon in addition to the other difficulties with which they are struggling.

Dr. Woodward in citing his reasons for countenancing the temporary suspension of the operation of the law points out:

1. That though housing accommodations in the District of Columbia were ample when the law was enacted, that condition has ceased to exist and accommodations on streets for alley dwellers are no longer available.

2. That serious overcrowding of the dwellings on streets would certainly ensue should alley residents be evicted on July 1; that "it needs no argument to show that the overcrowding of large numbers of human beings within the walls of a single building is more serious in its consequences than the mere aggregation of a number of dwellings, not overcrowded, in the interior of a given square. The overcrowding of dwellings should be prevented insofar as possible, even at the expense of the continuance of alley residences."

3. The following obstacles are in the way of making special provision for the housing of alley residents: (a) The building season between the present time and July 1, 1918, is too short to permit buildings of a permanent character to be erected for the alley residents, who, in November 1917, recorded in the police census numbered 8,486. The erection of temporary dwellings should hardly be considered, in view of the fact that they are apt to be unsatisfactory at best, no better than the alley dwellings, and that buildings erected as "temporary" are likely to be used for many years after the emergency which gave rise to the temporary construction has passed. (b) The cost of labor and materials for building would at the present time increase the cost of construction. (c) The difficulty in obtaining labor and materials, at any price, would add to the cost of construction. (d) The building operations of the nature and on the scale necessary for purposes now under consideration would be difficult to finance. The fact that the war may interfere with the progress and success of building operations and that after the war there will almost certainly be a considerable shrinkage in value of the buildings erected renders it difficult to obtain loans for such operations. (e) Under these conditions, rents for housing accommodations provided would necessarily be high.

4. Alley dwellings will be put into better condition than at present if the operation of the law be postponed. Under existing conditions owners of alley dwellings are refraining from spending any money whatsoever that is avoidable for the maintenance or repair of alley dwellings. They reason very rightly that if these dwellings must be abandoned as dwellings on July 1, 1918, expenditures for repairs or improvements will be wasted. If a reasonable extension be granted by law for the continuance of these alley dwellings, owners of alley dwellings will be better able to determine what expenditures can wisely be made. Now owners of such dwellings do not know whether the law will be suspended in its operation or not, and to protect themselves, and to conserve the resources of labor and material necessary for the war, must proceed on the theory that the dwellings will be abandoned on the date now named in the statute. The repair of such dwellings and their reasonable improvement would be in the interest of the occupants.

The provisions of the law in question are as follows :

An Act to provide, in the interest of public health, comfort, morals, and safety, for the discontinuance of the use as dwellings of buildings situated in the alleys in the District of Columbia, approved September 25, 1914, (38 Stat., 716) provides as follows :

"The use or occupation of any building or other structure erected or placed on or along any such alley as a dwelling or residence or place of abode by any person or persons is hereby declared injurious to life, to public health, morals, safety, and welfare in said District ; and such building or other structure on, from, and after the first day of July, 1918, shall be unlawful."

THE CITY OF THE SUN

Cities built in circles instead of "squares" to overcome the evils of congestion is the extraordinary, and apparently practicable idea of Peter Roveda of Milan, Italy, and New York. His scheme has been called appropriately "The City of the Sun," not only because of its shape and the radial lines of its lot-subdivision, but because it would actually admit more sunlight and air than now falls to the share of the average crowded city block.

The principal distinctive features of the scheme may be described briefly as the changing of the city block from the conventional rectangle to a square within which shall be inscribed circular, concentric roadways—one or two—cut by diagonal streets from corner to corner of the block, meeting at a central plaza, civic center, school or other community building.

Three modes of lot subdivision provide for varying degrees of density of population.

The first consists of one circular street divided into 28 radial lots, appropriate for the single houses of the higher type of residential district ; the second provides for division of the one street into 40 radial lots adaptable to abutting, two-story double houses accommodating 80 families ; while the third provides for two concentric streets and 80 lots built up with 4-family houses accommodating 320 families.

A clearer idea of just what this scheme would mean may be had by comparing it with that with which we are familiar. The

average city block as it is developed today measures 650x250 feet to the center of the road-ways, thus covering 162,500 square feet, and yielding 48 lots, 24x28 or 2,112 square feet in area.

Under the Roveda system the block would be 400 feet square and, with one circular street divided into 48 lots, would give lots of 1,600 square feet area. It is maintained, that though the lots would be smaller than under the present system, they would be more desirable because of the open spaces provided for in the general scheme and because the shape of the lots themselves would afford more space for gardens inasmuch as the total space not covered by a house would be flooded by sunlight.

Carried to its full possibilities the scheme involves a number of other features such as power plants, water supply systems, septic tanks, etc., to each block and certain garden city features which are rather more ideal than practical. In general, however, the plan commends itself to the consideration of housing reformers and city planners.

NEW-LAW TENEMENTS IN NEW YORK

Under the New York Tenement House Law enacted 17 years ago there have been erected in New York City the amazing total of 27,149 separate "new-law" tenement houses, according to the recently published report of the Tenement House Department for the year 1916.

It is difficult to realize that in that short space of 17 years more than one-quarter of the total number of tenement houses in the whole city have been constructed. In these "new-law" houses there are 378,422 apartments, or 38% of the total number of apartments in the entire city.

It is a striking tribute to the wisdom of the proponents of the New York Tenement House Law of 1901 that the living accommodations of 38% of the entire population of the city living in multiple dwellings should be thus provided in buildings that have adequate light and ventilation, reasonable fire protection, privacy, private toilet accommodations, and in the great majority of cases private bathing facilities. This is a result which the fondest dreams of the framers of the 1901 Tenement House Law could not have anticipated. It is an excellent illustration of the larger results that come through legislation well enforced.

The Report in question contains much interesting information. It discloses that there were in 1916 a total of 104,753 tenement houses in the Greater City containing accommodations for 976,377 families. Of these, 597,955 are in so-called "old-law" tenement houses, viz., those built before 1901, while the remaining 378,422 are in "new-law" tenements. Allowing 5 to the family, which is not excessive for this class of the population, it appears that nearly 2,000,000 people are living in "new-law" tenements. The distribution of these "new-law" houses is, of course, not uniform through the different parts of the city. Naturally, more have been built in the outlying boroughs where there is more vacant land than have been built in the heart of congested Manhattan. In the Bronx, for instance 76% of all the apartments are in tenements of the "new-law" type, and in Queens 71%.

During 1916 the Department filed violations against 38,123 tenement houses, or upon one tenement in every three in the city, and 29,053 tenement houses were cleared of violations, the number of orders dismissed and cancelled being 155,440.

MR. TODD'S SURVEY OF DES MOINES

After a thorough-going housing survey of Des Moines under the auspices of the Des Moines Housing Commission, Robert E. Todd has published a report which, in many ways, is of the highest excellence. While it is directed squarely at Des Moines' peculiar problems it is founded on a breadth of view and depth of understanding which make it widely applicable. Besides the pertinence of its subject matter and illustrations, the report is written in readable and quotable style. Take, for example, the following passages bearing on the importance of improved housing:

Based on the attitude of most persons toward housing conditions, the need [for protection against bad conditions] is divided sharply into protection against disaster and protection in living. The former is a felt need, the latter an unfelt need. Protection against disaster can ordinarily be secured at once in any community. Protection in living will be secured only after a few influential citizens have spent time and money first in convincing themselves of its importance and great value to the whole community, and second, in producing a long-continued and well-

planned campaign to make secure this great value in community life. It may be many years before the public will place the right values on standardized living places.

“It would be most fortunate if the unfelt needs could be brought home to many persons in the same powerful way that the felt need is brought home by disaster. One disaster, as it were, precipitates the need for safe building and makes everyone feel strongly the existence of the need. One accident brings it into clear view. There is no such precipitant for the light, air and sanitary equipment needs. No sudden collapse, no disaster, no great scare are possible. The radical difference between the felt and the unfelt needs in housing is quite comparable to the radical difference that exists between communicable diseases. Some of the communicable diseases strike down the individual almost instantly. Others spread like fire. Such diseases are much more feared and create much more commotion than the more serious but creeping disease, tuberculosis. Considering the number of persons afflicted, the length of time they suffer and the cost of it all, the need for the control of tuberculosis is far greater than that of diptheria or many other diseases. As tuberculosis stealthily steals its hold upon the individual, so the slums creep in on the unheeding city. The unfelt need for protection in living is really larger and more important than the felt need for protection against disaster

“The long service of every house makes its equipment highly important. It has long daily use and a long life. As a plant, a form of equipment with a purpose, it serves its occupants steadily more than half of all their lifetime. It would be interesting to know with some accuracy, for all the public, what portion of every day is spent inside a dwelling place. Many members of the family spend considerably more than half of every day in the house. A mother with one or two children will average more than 90% of her time at home; the children and youth will average more than 60%; the other members of the family spend not less than 40% of their time there, and many of them, all of it. The aggregate amount of time in which the house is in service is tremendous. What the equipment offers is correspondingly more important than we realize.”

Comparing, in general terms, Des Moines housing conditions

and their chance for improvement with those of other cities, Mr. Todd says at the conclusion of his report: "In making an appraisal of the housing needs of the city, Des Moines has joined the ranks of 50 other cities which have already done the same, but it can beat them to the goal. It is not a casual comment to say that Des Moines could make itself the best home city in the country above 100,000. The facts are convincing; the unexcelled topography, the proportion of one-family houses and the spirit of the city as seen in its present civic achievements. But though it has the best start physically, the only thing that can secure the results is the continued interest and effort of a group of citizens who see the great community value in good housing and stay together on a long distance program.

SANITARY REGULATION OF "FLOATING HOTELS"

Effective sanitary regulation of idle steamboats used as temporary housing quarters for workmen has been accomplished by the Bureau of Housing of the Pennsylvania Health Department.

In the September issue of *Housing Betterment* the proposed conversion of an old steamboat, the "Cape May," into a "floating hotel" at Chester, Pa., was commented upon. Concerning this instance, John Molitor, Chief of the Bureau of Housing, writes as follows:

"Upon discovering that the use of the old steamboat, 'Cape May,' was contemplated, the Bureau of Housing made an investigation, and as a result of its findings, served notice upon the owners of the steamboat that unless material alterations were made to the boat, giving better light and ventilation and adequate means provided for the proper disposal of the sewage, garbage, etc., and a reduction made in the number of men whom they contemplated housing in this boat, it would be necessary for the Bureau to institute proceedings of condemnation after the boat was occupied.

"The facts discovered were as follows: The intention to accommodate about 500 men, 197 of whom would be in state rooms, the balance being housed in two holds, each ventilated by one round 18-inch vent flue and by the natural aspirating effect of the air rising from the holds through the staircases to the saloon deck;

also the intention to discharge the sewage from the toilet rooms on the boat into the river. As the steamer was to be moored along side of a wharf, this would soon create a foul and unsavory condition. No provision was contemplated for the proper disposal of rubbish and garbage, the supposition being that this stuff would be thrown into the river also.

"As a result of this action on our part, the steamboat was not used at Chester for supplying house accommodations. Later on, however, it was sold to another shipbuilding corporation and taken to North Bristol for the purpose of housing men. Upon the Bureau of Housing receiving this information, we immediately issued orders to the corporation concerning its use.

"This new corporation agreed to all of the suggestions and orders of the Bureau and will soon house only the number of men, (about 200), that can be accommodated in the staterooms comfortably; the sewage will be pumped ashore into cesspools, from which it will be ejected into the regular sewage disposal system; also adequate means of handling and disposing of garbage and rubbish will be provided."

Proposals have come to Government authorities from various sources that idle steamboats be used as one means of assisting in the solution of the housing shortage. That such use should be permitted only after careful investigation and effective regulation by the health authorities is evident from this experience.

HOUSING IN NORWAY

Norway manufacturers are seeking light on industrial housing.

According to Olaf Knoph, Consulting Engineer to the Norwegian Hydro-Electric Nitrogen Company of Christiana, who called at the Association office recently for information on the subject, industrial conditions in Norway have become such that the problem of housing has been forced to the forefront.

The number and variety of industrial plants has greatly increased since Norway has been forced to make for herself many things which, before, she imported from countries now at war. The flocking of refugees into the country, too, has aggravated congestion in the larger centers.

There are already a few small housing developments scattered about the country, principally in the neighborhood of Christiana. Of these the most important is Rjukan a Garden City, of about 5,000 population, 72 miles west of Christiana on the Maana River, built by the Norwegian Hydro-Electric Nitrogen Co., which has two power plants of 120,000 horsepower each along the river. It was for the employees in these plants that the village was built.

It is attractively laid out in a valley about 1,000 feet across. Some of the houses are frame and others of concrete blocks, of detached and semi-detached types. A frame house containing four rooms, bath and lavatory (in addition to kitchen and maid's room, which, according to Norwegian custom are not designated as part of the "house" even though included therein) rented last year for 600 kroner or—at present valuation of our money—\$200 per year. The houses have cellars, but are heated by stoves.

The village was begun in 1909 when building materials were much cheaper than at present. Rjukan, moreover, is very favorably located with regard to building materials. There are forests in the vicinity and it was not necessary to go off the village site to obtain the stone for concrete.

Besides houses for 1,000 or more families, the village comprises schools, churches, playgrounds, and stores.

CALUMET DISTRICT MUST CLEAN UP

Twenty-five great industrial plants employing 18,000 men in East Chicago have been asked by the Board of Health to furnish funds to build fit homes in which to house these men and their families. Threat of martial law from the State War Department stirred the city officials to this action. The manufacturers have responded by the appointment of a committee of seven headed by L. W. Lees, general superintendent of the Inland Steel Company, which will investigate the problem and report on the cooperation which the manufacturers will be willing to give toward its solution.

The realty concerns and banking interests of the district are said in the recommendations of the Board of Health to be unable to finance the erection of a sufficient number of homes to insure sanitary living conditions for the workers, hence the appeal to the concerns responsible for the influx of population.

The Mark Manufacturing Company has a program for the housing of its employees which involves the construction of 180 buildings. Of this total 80 or 90 buildings have already been completed. Among other big concerns there are the Inland Steel Co., the Republic Iron and Steel Co., the Interstate Steel Co., Standard Forging Co., and the Grasselli Chemical Co.

Of the 18,000 men employed in East Chicago, 8000 live outside the town because of the scarcity of houses there, but even with this proportion eliminated the congestion is such that the Indiana State Board of Health has instituted radical measures to improve the condition.

With the aid of seven inspectors from the Chicago Department of Health the tenement districts were surveyed and 1,155 notices were issued to householders to clean up. To reduce the number of persons per sleeping room, 521 persons were ordered to find new lodging places.

A health law conference was held in East Chicago on January 3, the second of its kind held with special reference to the Calumet district. It was attended by heads of industries, city and county health officers, and other civic spirited persons. It was presided over by Dr. Charles B. Kern, of Lafayette, president of the State Board of Health, and Dr. W. F. King, secretary of the Board.

COMMISSIONER MURPHY RESIGNS

The retirement of John J. Murphy as Commissioner of the Tenement House Department is one of the unfortunate results of the recent political upheaval in New York which put Tammany back in the saddle. Commissioner Murphy, by experience and knowledge of tenement house conditions, was eminently qualified to guard the interests of New York's vast tenement population.

Since the time he first came to New York, in 1882, he has been active in civic work, having served for a number of years as Secretary of the Citizens' Union. Mayor Gaynor called him to the Commissionership of the Tenement House Department in 1910, an office he has held since then, through two city administrations.

Commissioner Murphy's enforcement of the law was firm

yet so invariably fair and courteous that, throughout his term of office, he had the good will, not only of tenants, but of owners and builders as well.

While no longer holding public office, Commissioner Murphy's services will not be lost to the cause of tenement betterment as he has recently been appointed Secretary of the Tenement House Committee of the Charity Organization Society, where he will be able to continue his good work in behalf of better housing.

In Commissioner Murphy's place as Tenement House Commissioner, Mayor Hylan has appointed Frank Mann who was the Second Deputy Commissioner of the Tenement Department eight years ago under a previous Tammany administration.

ZONING PROGRESS IN THE UNITED STATES

A review of the progress of zoning in the United States during the year just past lends color to the statement of George B. Ford, formerly Consultant to the Committee on City Plan of New York City that "Not since the inauguration of the movement for conscious city planning, back in 1893, has a page of city planning history been written which embodies so many vital and interesting features as the New York Districting Movement and the resulting ordinance."

The adoption of the Zoning Law in New York has truly marked the inauguration of a new epoch in city planning. Prior to the enactment of this law public restrictions regulating the height, use and area of buildings had received but scant consideration in this country. Such regulations were in most cities absolutely unknown. Only four or five cities, like Boston, Los Angeles, Minneapolis and Washington had any experience with them at all.

Since the enactment of the law, in July 1916, according to Herbert S. Swan of the New York Districting Committee, the office of the New York Committee on City Plan has been a Mecca for pilgrimages of citizens and officials throughout the country who would have their city profit by New York's example. The widespread interest in the districting scheme is suggested by the fact that it has been studied on the ground by individuals or delegations from such representative cities as Newark, Philadelphia,

Cambridge, St. Louis, Dallas, Buffalo, Chicago, San Francisco, and Baltimore.

During the past year California, Iowa, New Jersey and New York have passed general laws allowing their cities to adopt zoning schemes. Oakland and Fresno, Cal., Philadelphia, Milwaukee and St. Louis have already appointed commissions that are now at work on districting plans for their respective cities. Berkeley and Sacramento, Cal., adopted ordinances regulating the use of buildings while the subject was under discussion in New York.

In short, as a result of the success of the New York movement we find that districting work is being organized or actively promoted or actually carried on in the following cities: Akron, Berkeley, Baltimore, Chicago, Cleveland, Des Moines, East Orange, Elgin, Little Rock, Los Angeles, Milwaukee, Minneapolis, Newark, Omaha, Ottawa, Philadelphia, Sacramento, St. Louis, Springfield, Mass., and Washington, D. C.

CONTROL OF BAD TENANTS

"Make it a pleasure for landlords to own property and you will find better buildings, more landlords and cheaper rents," writes H. R. Crow of H. R. Crow & Company, Cleveland, managers of renting property, in defense of his belief that the housing problem—particularly that phase of it having to do with maintenance—could be more readily solved if housing legislation were made more favorable to the landlord.

"After spending over 20 years in the exclusive management of renting property," continues Mr. Crow, "having some fifty repair men constantly under my supervision, doing our own repair work, listening to thousands of complaints, working day and night, hearing both sides and investigating the conditions in most of the large cities in the United States, I am fully convinced, and the longer I handle rents, the more positive I am of my belief that the cause of these conditions at the present time is the poor protection given the landlords by the laws which govern their interests. Therefore, I believe that if we had a law whereby a landlord could hold a tenant's household goods for the payment of rent and destruction to property, we would have more landlords, better buildings and cheaper rents.

"I have talked with many property owners and I have tried to interest many men with money in tenement property but it is the old story of collections and the abuse that is given to property. A good tenant expects to pay his rent and take care of the property and why should he suffer for the poor paying tenant? Make it a pleasure for a person to own real estate and you will find more money seeking investment in this line. If an owner knows he can collect his rent, he will be more liberal with tenants and will be satisfied to take smaller returns on his investment. There will be less waste, less destruction of property and less beating landlords out of rent; consequently the rents would be cheaper and we would have better buildings.

"I have spent thousands of unnecessary dollars caused by tenants' carelessness, which was nothing but waste and which was charged directly to the property and indirectly the tenants paid for it by having the rents raised.

"Require the mover to get a release from the landlord or agent before he would be allowed to move a tenant, otherwise he would be liable for the rent.

"It is the duty of every city to take care of the class of tenants who cannot afford to buy property and who cannot pay more than \$20 per month rent. They who can pay above this amount can take care of themselves in buying and renting. It is the cheaper class who must be taken care of for the betterment of the city in the way of health."

CITIZEN HOUSING DEVELOPMENT AT WILLIAMSPORT

Williamsport, Pa., is the scene of what promises to be one of the most attractive citizen housing developments in the country. With plans complete for the layout of a 35 acre tract and 85 houses already under roof, it merits study.

The project is being financed by a \$1,000,000 corporation launched by the Board of Trade, under the name of the Williamsport Improvement Company. The development is to be known as Sawyer Park. It is located on the outskirts of the city within walking distance of 14 industrial plants employing more than 5,000 hands. It was layed out by the Dodson Realty Corporation

of Bethlehem, Pa., and the house plans were drawn by George E. and Lewis E. Welsh, architects. Factory sites contiguous to the development and areas for schools, playgrounds, a few stores and possible community center have been reserved. Complete sewerage system is installed and will be connected with every house.

If one may judge fairly from the attractive prospectus put out by the company, Sawyer Park's claim to "individuality, beauty, and distinction" is deserving of recognition. The houses, of hollow tile with stucco or pentex exteriors, colonial architecture, detached, semi-detached and in rows, are of pleasing design and sufficiently varied in detail and by grouping and combining as to leave no room for criticism on the ground of monotony. Four types have been adhered to, but are being built in twelve styles with six variations of plan.

The attractive claim is made that the houses will be sold at pre-war prices, due to the fact that the materials have been purchased in car-load lots at wholesale prices considerably below prevailing costs today. Six and seven-room houses will sell at from \$2,985 to \$3,285. This includes in every case gas stove and water heater which will be eliminated if so desired by the purchaser, and \$35 deducted from the cost price of the house. Every house will have bath, hot and cold water facilities, electric and gas lighting, concrete cellar, and hot-air furnace.

The selling price of the houses is based upon actual cost of construction plus 6% on the capital invested. The purchaser is required to make a down payment of 10% of the cost; the remainder is to be paid in monthly installments of 1% of the total cost. By this method a second mortgage of 30% will be extinguished in four years and a first mortgage of 60% in 10 years.

There are 887 stockholders in the company and \$500,000 of the authorized capital of \$1,000,000 has been subscribed. The authorized stock issue was divided into shares of \$100 each, subscriptions to be paid at intervals of six months. Dividends will be limited to 6%.

"Sawyer Park is neither a charity nor a land speculation," the company points out in its descriptive pamphlet. "It is a straight business proposition designed to meet an acute local situation which threatened the industrial growth and prosperity of

the city through lack of housing facilities. In 1911 there were 325 vacant houses in the city ; the spring of 1917 found no houses available for the needs of the steady stream of newcomers attracted by Williamsport's rapid industrial and business growth. Quick action was necessary. The Board of Trade made a forceful appeal to the public-spirited citizens of the municipality as the result of which the Williamsport Improvement Company was organized with an authorized capital of \$1,000,000, half of which was soon subscribed for the purchase of land for Sawyer Park and the financing of the laying out of a model suburban community and the construction of 300 modern, attractive, and comfortable houses to be sold to home-makers at the bed-rock cost of construction and financing. It is a co-operative enterprise in which the city as a whole will be the chief gainer by the accession of 300 home-owning families, but at the same time it presents to the ambitious home-seeker a rare opportunity to realize his aspirations without being forced to pay exorbitant tribute to land or real estate speculator."

AUSTRALIAN TOWN PLANNING CONFERENCE

What is said to have been one of the most influential gatherings associated with town and city government in Australia, met in Adelaide, October 17 to 24, 1917, for the first Australian Town Planning Conference and Exhibition. It comprised 300 delegates, chiefly representatives of Government departments, local authorities and professional bodies, presided over by Hon. J. D. Fitzgerald, Minister of Local Government and Public Health, N.S.W.

The results of the Conference are summarized as follows in a letter from J. C. Morrell, A.R.I.B.A. of the Public Works Department of Melbourne to the National Housing Association: "Our First Housing and Town Planning Conference and Exhibition was a great success. Every state in the Commonwealth was represented. It was decided to form a Commonwealth Council and to hold the next conference at Brisbane, Queensland, in August 1918. We are hopeful of having the conference annually and believe that by a consistent and progressive educational campaign in housing and town planning that eventually we shall have comprehensive and efficient legis-

lation throughout the Commonwealth to control those factors which are so necessary and mean so much for community healthfulness and welfare."

Some of the housing subjects taken up at the Conference were, "Housing of Returned Soldiers," "Housing, Health and Vital Statistics of Victoria," "Housing and Town Planning," and "Town Planning and Building Regulations."

SICKNESS SURVEY OF CERTAIN PENNSYLVANIA CITIES

Serious sickness disables more than 2% of the white wage earners in representative Pennsylvania industrial communities, according to a study recently made by Lee K. Frankel and Louis I. Dublin of the Metropolitan Life Insurance Company. In all, more than 300,000 men, women and children in the coal mining and iron and steel areas of middle and western Pennsylvania were included in the inquiry. Anthracite coal miners showed a rate of disabling sickness of 23.5 cases per 1,000 enumerated; bituminous coal miners showed practically the same rate of serious sickness, while iron and steel mill employees in and around Allegheny County had a much lower rate, 18.8 per 1,000 observed.

WHOLESALE IMPROVEMENT OF ALLEYS

Baltimore is making commendable progress in the carrying out of a program for the wholesale improvement of her alleys. Since the beginning of an organized campaign to that end early in 1916, 2,000 alleys one block long or less have been paved. The estimated number to be paved before the entire clean-up is effected is 3,000. It is expected that this total will be reached by the close of 1918.

This remarkable record has been accomplished through action of the Health Department. When the campaign was instituted, the Department was notified to inspect and report on all the alleys, first giving the owners the opportunity to improve them. If orders were not complied with then the Health Department was to issue upon the Highway Engineer orders for paving such alleys. During 1916, 396 alleys one block long or less were paved under orders from the Health Department by the Highway

Engineer, R. M. Cooksey. During 1917, 1,976 alleys were paved through similar measures.

BIG ENTERPRISE IN ERIE

The largest and most comprehensive housing development undertaken up to the present time in Erie, is the development of three tracts of land, one of which was the league base ball park, on the west side of the town. This development is conducted by the American Brake Shoe & Foundry Company under the direct charge of Harper & Russell Co., Real Estate Agents.

The development is perhaps the only one of its kind designed especially for industrial housing. It consists of forty-one buildings, of the multiple apartment, flat, and semi-detached single types. These homes are to be rented to employees of the American Brake Shoe & Foundry Company at reasonable rates. The buildings are to be constructed mainly of so-called Channel Brick, which is a hollow clay tile material of brick size units. The houses and apartments are to be substantially built, and each family provided with every convenience, including steam heat, and hot water for domestic use, all of which is to be furnished from a central plant. There will be janitor service for the entire property. The development was planned not only for utility, but also for the artistic appearance of the group. There are to be houses and apartments for 288 families. The apartment houses are all three stories high.

It is expected these buildings will be completed in the spring and early summer. It is hoped that these buildings, together with the continuation of the operations of private builders, will afford a considerable degree of relief in this city, which is badly overcrowded. There are also large corporation housing developments on the east side of town, which will also help to relieve the renting situation.

PERSONAL LIABILITY FOR PREVENTABLE FIRES

The National Fire Protection Association announces that it will resume this year in the United States and Canada its campaign for the enactment of city ordinances fixing liability for the cost of extinguishing preventable fires upon individuals ignoring fire prevention orders. The members of the association in the

various cities are to promote this legislation following the Cleveland, Ohio, ordinance as a type. The pamphlet "Individual Liability for Fires Due to Carelessness or Neglect" has been reprinted for use in the campaign.

THE WORKINGS OF THE NEW YORK ZONING LAW

Forty changes have been made in the New York City Zone maps since the adoption of the Zone Plan a year ago. These changes merely verify the judgment of the Districting Commission expressed at the time of the adoption of the Plan that, in the working out of so sweeping a measure, amendments and supplementary provisions from time to time undoubtedly would be necessary.

"The districting plan submitted," the Commission said in its final report, "has been evolved after a careful study of conditions and tendencies and a careful estimate of probable future needs and requirements both of the city as a whole and of each particular section. There is no thought, however, that the plan now proposed can be complete and final for all time. There are doubtless errors and omissions that will be brought out only by actual operation. Moreover, it is recognized that any plan of city building must be modified and supplemented with the growth of the city and the changes in social and economic conditions due to the progress of invention and discovery."

The 40 changes made so far were adopted out of a total of 126 petitions for changes. Sixty-eight of the 126 were either denied, withdrawn or filed without action, and 18 are still pending. Of those adopted 21 were for the purpose of changing small areas to the unrestricted classification—in many cases to admit public garages, in others to permit the carrying on of light manufacturing in business districts.

Necessity for changes in the Zone Plan to admit public garages has been lessened by the adoption on September 21, 1917, of a general amendment to the Zoning Resolution granting to the Board of Appeals discretion to permit erection of a garage in either a residence or business district upon the filing by the petitioner of the consents of the 80 per cent. of the frontage deemed by the Board to be immediately affected by the change.

It is interesting to note that six of the 40 changes adopted were for increasing restrictions originally imposed. Four of these changed areas that were formerly classified as business districts, to residence districts and two were for the purpose of including detached house sections within "E" area districts.

The entire changes made affected only about one eight-hundredth part of the total area included in the Zone Plan.

BETTER HOUSING FOR SUGAR BEET WORKERS

With a view to ameliorating the condition of the hundreds of laborers in the sugar beet fields in the San Fernando Valley, the American Beet Sugar Company is planning the erection of at least 150 modern cottages which will be furnished its employees free of rent, according to an announcement in the Los Angeles Times. It is the present intention to build the cottages in groups of 50 each to be located at Van Nuys, Marian and Zelzah.

The houses will be constructed of concrete, with four rooms, bath, electric lights, etc. As there is no sewage system in the valley, a cesspool will be provided for each group of four cottages. Each tenant will have the use of a small garden plot.

It is largely through the persevering efforts of the Bureau of Housing Commission of the Los Angeles Department of Health that the sugar beet companies have been induced to provide suitable houses for their employees, according to the executive secretary of the Commission, John E. Kienle.

The bulk of the rough labor in the beet fields is done by Mexicans and the conditions under which the families of these men have lived can no longer be tolerated. It has been a common sight to see a whole family living in a ragged tent, without floor or any covering over the earth. The water used for domestic purposes was often obtained from the irrigating ditch. Now all this is to be changed and it is confidently expected that the improvement will be reflected in the character of service obtained from the laborers.

HOUSING AND THE HEALTH OF CHILDREN "BEHIND THE LINES"

Evil effects of bad housing upon the health of children is being demonstrated in the pitiable condition of the French children

near the battle-line, according to Dr. J. P. Sedgwick, of the University of Minnesota, and member of the Children's Bureau of the Red Cross. Dr. Sedgwick returned only recently after having served with the Red Cross in France. In a recent address before the members of the Civic and Commerce Association of Minneapolis, he told of the living conditions in the French towns, which are undermining the health of the inhabitants.

"The children show the effect of bad housing," he declared. "The more remote they are from the front, the better their conditions, of course, but I dealt chiefly with those so close to the battle-line that sleep was almost impossible at night because of the roar of the guns, and where the flashes from the artillery made the sky look like lightning.

"To guard them from shells, as well as from bombs dropped from airplanes, the children spent most of their time in cellars. Many cellars house 10 or more children, in a space half filled with coal and provisions. Sanitation was almost impossible. No changes of clothing, only a little fresh air, and that at night, put the children in a deplorable condition.

"This was in the French district having the highest birth rate and also the highest death rate."

COMPETITION FOR MODEL LODGING HOUSE

For the first time inducement has been given to architects to make a special study of lodging house design. The Walter Cope Memorial Prize Competition for 1917, given by Mrs. Walter Cope of Philadelphia under the auspices of the T-Square Club, was offered for the best design for a lodging house for single men at moderate rentals. The drawings submitted are now in the hands of the judges, entries having closed on January 28.

From this competition something may develop which will establish a desirable type of house for the housing of single workers in our cities. The standards set by the committee to govern the competition assume the patrons of the lodging house to be drawn "from the large industrial population of our cities . . . and not from the class of shiftless idle men who seek a charitable institution for relief from their responsibilities." The rents

are 50 cents a night for transients with a weekly rate of \$2.50 per room.

For the purpose of the competition a certain available lot near the center of the city suitable both as to location and price, was selected by the committee and a plot plan submitted to each competitor with the rules governing the competition. It is a lot 87 feet by 114 feet, six inches, worth \$30,000.

Following are the detailed requirements and conditions which establish the standards to which the plans submitted must conform:

1. Dormitories and double-decker cots are not permissible. Cubicles containing one or more beds, or any arrangement of dwarf partitions are not permissible.

2. Rooms with one bed, minimum size 70 sq. feet, minimum height 8 ft. 6 inches clear.

3. There should be a locker or closet for every lodger.

4. Common rooms are necessary, as follows:

Lounge, reading and smoking-room, may or may not be a single room; pool and billiard room.

Dining-room, with kitchen and store room, to be run at cost, no income will be required from its operation; and arranged on the cafeteria principle.

Laundry; for lodgers to wash their own clothes, and with drying racks.

Bath rooms and toilet rooms; on each floor, separate but shall be intercommunicating. Showers to be provided; with one tub to each group of showers. The fixtures to be proportioned as follows:

1 water-closet for each 12 men	}	or fraction thereof.
1 shower " " " "		
1 urinal " " " "		
2 basins " " " "		

5. The rate per night for lodgers should be as follows:

Rooms, 1-3 transient at 50 cents a night; 2-3 weekly, \$2.50 per week.

6. Basement must be more than 50% out of the ground and will contain boiler room, coal storage, house laundry, storage rooms and other room or rooms that may seem desirable.

7. Windows. All rooms to be lighted and ventilated by windows opening directly to the outside air and of an area at least 15% of the floor area of the room, but not less than 12 sq. ft. for each window.

The competitors should bend their energies to using inexpensive materials in a decorative way. No building that is manifestly beyond the limit cost allowed of 25 cents per cu. ft. will be considered by the Committee. The building to be of fire-proof construction. The rentals at 80% of the maximum capacity must yield a return of 12% upon the cost of the land and building.

Height of building must not exceed two (2) times the width of the street upon which the building fronts; unless the stories above this height recede back of a line prolonged from the building line on the opposite side of the street at the pavement level and running up to the limit of height of new building. This receding angle on the front should apply to the other three sides.

Due regard must be paid to the Philadelphia building regulations also the housing regulations.

The Committee governing the competition is composed of, John Molitor, chairman; Ellery K. Taylor, John Ihlder, Bernard J. Newman and Howell Lewis Shay. The competition was limited to architects and students of architecture in Philadelphia or its vicinity within a radius of 25 miles from the City Hall. The prizes include a first prize of \$100, a second prize of \$60, and a third prize of \$35, to be spent by the winners for books on architecture, in consultation with the officers of the T-Square Club.

THE COATESVILLE PLAN

Finding its industrial development ahead of its civic development, resulting, among other conditions, in a shortage of houses, Coatesville, Pa., undertook, in 1916, the organization of a Citizens' Housing Corporation under the name of the Coatesville Housing Company, which seems to have met the conditions in a satisfactory manner. Capital of the Company was raised through 100

volunteers each of whom pledged himself to take \$1,000 in stock. Approximately \$300,000 was spent in the erection of homes during 1917—not on a given plot of ground, but in any part of the city where one or more lots was available. The houses are being sold on easy terms to workmen. No cash first payments are required. Whatever sum can be procured by the workmen from building and loan associations on houses sold is covered by first mortgages to be paid off as rent. The amount required over and above the loan is carried by the Housing Company which takes a second mortgage on the property. An insurance feature is incorporated in the plan by which the Housing Company agrees, in case the wage-earner of the family dies before the first mortgage is cancelled, to take up the second mortgage, so that the home may not be lost to the survivors, and the family is to continue the payment of a really low rent until the building and loan mortgage is liquidated.

HOUSING IN RUSSIA

Fedor F. Foss, M.E., representing the Ministry of Commerce and Industry on the Special Russian Mission sought the assistance of the National Housing Association early in January to be put in touch with the work that is being done in the field of industrial housing in the United States, of which he is making a special study in the belief that housing is the industrial problem of the day in Russia. He has already been through the middle west, visiting, particularly, the various developments of the United States Steel Corporation, and is now touring the south.

Some progress in this field has been made by Russian manufacturers, of whom Mr. Foss is one. He is the manager of the Lyssvensky Mining District in the Ural Mountains, where tin plate is manufactured and platinum, gold and copper are mined. One company in the district, according to Mr. Foss, employs 25,000 men, for about 10,000 of whom housing facilities have been provided by the company. The development comprises one, two, four and eight-family houses and one big hotel for 400 single men, a public bath house to approximately every 300 men and a public laundry. The houses are of wood and stucco. The walls are filled—or lined—with sawdust and a mixture of alabaster, ashes and lime.

Some idea of the increased building costs which Russian builders are facing may be obtained from the comparative costs of the above type of construction given by Mr. Foss for the year preceding the war and the first two years of the war. Before the war the cost of construction for this type of house was 50 to 70 roubles (\$30 to \$42) per unit (7x7x7 feet). The first year of the war the cost went to 100 to 120 roubles (\$60 to \$72); the second year to 200 roubles (\$120). Now it is somewhere around 200 to 500, (\$180 to \$300).

But it is still necessary to build, in spite of the cost, for Russian industrial centers have suffered the same shortage of housing facilities which affects American centers now. Mr. Foss said that in the crowded communities many people had rented to the incoming workmen the small bath houses adjoining their homes and many others had crowded their attics with roomers.

The materials used principally in the construction of the low-cost house are wood, brick and hollow tile, and in the southern part of Russia, "clay concrete." The frame houses are of two types—the log house and the stucco combination described above.

Concerning housing in general Mr. Foss said in part:

"Of the 182,000,000 of population of Russia, 80 per cent. are peasants. I should say—speaking generally and without the authority of definite figures—that 75 per cent. of the peasantry is very poorly housed. Their houses are mostly frame covered with straw, except in southern Russia where a 'clay concrete' is used to a great extent.

"The town population in Russia is but 16% of the whole. Town housing conditions are very poor, the principal ills being congestion and lack of sewers and water supply. I should say, offhand, that not more than 15 to 20 towns out of 300 have a sewer system—or what we call 'canalization.' Petrograd itself has a very poor system. Not more than 50 towns have water systems and not more than that number have electric light systems. Water is carried to the houses in pails or in barrels on wheels.

"In larger cities such as Petrograd and Moscow some effort is being made to solve the housing problem by the organization of associations to build houses, some of which limit the return

on their investment to 4%. In Moscow one man left an estate of \$20,000,000 for public welfare work with special provision for libraries and houses for the working classes.

"While these efforts are of course worthy and accomplish a certain amount, it is my belief that the solution of the problem is to come through the manufacturer. I believe housing to be the industrial problem of the day in Russia."

It is interesting to note that since Mr. Foss made the above statement based upon his own observation and information, a report on Public Health Administration in Russia in a current number of the U. S. Public Health Reports contains this statement:

"In 1912, out of 1063 towns and urban settlements with populations of over 10,000, only 219, or 20.6 per cent. had an organized water supply of any kind. Only 167 supplied this water to private houses and only 59 had filters. Not more than a dozen have modern sewerage systems, and only one-half of this number have systems of sewage treatment."

HOUSING SURVEY OF BUFFALO

What a city may discover about its housing conditions through the agency of its health department when the health department is thoroughly alive to the bearing of housing upon health, has been demonstrated by Buffalo. Under the direction of Health Commissioner Francis E. Fronczak and the chief inspector of the Bureau of Sanitation, a thorough housing survey of the city has been accomplished—without an increase in the inspection force and without neglecting routine work. Among other interesting things, the survey has revealed 535 buildings unlawfully occupied as tenements and several hundred buildings converted into rooming and boarding houses in violation of the city ordinance.

"Our census showed further," says Dr. Fronczak, "that we have practically no vacant apartments or homes except a few houses on the outskirts of the city which are for sale and not for rent. All our lodging houses and rooming houses are filled to their capacity; tenement houses are filled, and any number

of private families, even on the outskirts of the city, especially in the industrial sections, have taken in roomers. Still we are not seriously overcrowded, but well filled. Our population, as estimated, has increased about 50,000 in the past two years and building operations have not kept pace with the influx of people.

"The inspectors are now engaged in disturbing the owners of the unlawful buildings indicated above, but where the tenants will go when ordered to vacate, I am unable to say. We are going to use our best efforts to improve our housing and sanitary conditions and to this end we have already had several meetings with members of the Chamber of Commerce and Charity Organization Society to interest somebody in constructing more dwellings of a permanent character to house our people properly and in conformity with the laws and ordinances."

Dr. Fronczak summarizes the work of the department in accomplishing this survey as follows:

"Our Bureau of Sanitation, which is charged with the abatement of nuisance and takes care of complaints of all kinds, also has charge of the housing. Years ago the department had but one tenement inspector and in the year 1904, two additional ones were appointed and at present we have eleven tenement and seven sanitary inspectors. With this small force we are a little slow on survey work.

"During the year 1916, we made a survey in the northwest or Black Rock section of the city and at the same time each house was inspected from cellar to roof. The result was 72 tenements, 26 unlawful converted tenements, 3574 one and two-family houses, 1 building unfit for habitation, 688 families keeping from one to three boarders, 14 houses converted into regular boarding houses, 16 privy vaults, (13 on one street which was unsewered).

"This procedure proved to be entirely too slow for our Chief Inspector who was anxious to find how every home in Buffalo was occupied. The inspection force was then re-organized, merging the sanitary and tenement inspectors into one body or group. The city was then laid out into sixteen districts with an inspector in each. The inspectors proceeded with the census and finished last December with the following results:

One and two-family private houses.....	59,022
Tenement houses occupied by more than two families, living independently of one another and doing their cooking upon the premises.....	4,309
Rooming houses	1,075
Cheap lodging houses	50
Boarding houses	94
Hotel	76
Total.....	64,625

A NEGRO HOUSING SCHEME.

A financial report and statement of the operations of the company for the first full year of its work were issued by the board of directors of the Whittier Center Housing Company of Philadelphia on January 21. The history of the company, which was organized to promote improved housing for negroes, and the extent of its operations were outlined in the December issue of Housing Betterment.

At the beginning of the year a balance of \$169.97 was carried as undivided profits. To this is added the net earnings of the year, amounting to \$1,423.51, making a total of \$1,593.48. From this is deducted the semi-annual dividend of \$479.63 paid in July last, leaving a balance of \$1,113.85 as undivided profits on December 31, 1917. The second semi-annual dividend of two and one-half per cent. (five per cent. annually) amounting to \$617.66 has been declared payable to the stockholders of record on January 14, 1918. After payment of this dividend, \$496.19 will remain to be carried into the surplus account.

During the year only two changes have occurred in the tenants, one that was necessary for the good of the community, and the other a voluntary removal on the part of the tenant. All rents have been paid, and there is a constant demand from applicants for apartments, with no vacancies existing.

On account of the increase in taxes and expenses of maintenance, the rentals of the apartments were increased on De-

cember first, 25 cents per week, or a total of \$3.50 per week, or \$182 annually.

MOVEMENT FOR ZONING DETROIT

In an article contributed recently to the "Detroit News," E. L. Sanderson, Secretary of the Committee of the Building Code of Detroit, had the following to say with regard to the need for zoning:

"Another problem confronting Detroit is that of districting the city as to the height and use of buildings. We have seen Woodward Avenue turned from a street of houses into a business street in the past 20 years. That was natural and unavoidable. But the man who buys a home in the residence portion of the city does not relish awakening some morning to see the ground broken across the street from him for a foundry or a public garage. The natural growth of the city's business should be taken care of. But so, also should those portions which are given up to homes. The Supreme Court recently decided that an undertaking establishment in a residence portion of Lansing would have to move; that it was depressing and tended to weigh upon the spirits of people where they should be happiest—in and near their homes. Whether the city has the power to prevent factories from going into retail shopping districts, and stores and factories from being established in residence districts, is a question. If not, the time is ripe to secure for it that power.

"The power to limit the height of buildings already lies with the city council, but it is likewise a question whether the city can say that a building on Griswold Street may be 250 feet high, while a like building on Woodward Avenue north of the park can be but 100 feet. Yet this power is essential if working and living conditions are to be conserved. That a section like Griswold Street with its present high buildings should be allowed other high structures in order that property owners may receive adequate returns for the taxes they pay, seems only fair. And that other portions of the city where the sky-scrapers have not yet appeared should be kept free from buildings of an unusual height would be to rec-

ognize the lesson that nearly all other large cities have already learned."

HOUSING PROGRESS IN CALIFORNIA

Under the guiding hand of the State Commission of Immigration and Housing, California is making excellent progress in the field of housing. One interesting development is the effort of the Commission to obtain the passage by the various counties of the State of rural housing laws. One such ordinance recently has been introduced before the Board of Supervisors of Fresno County.

"Our reasons for desiring the enactment of such an ordinance," writes Mark C. Cohn, Director of the Housing Bureau of the Commission, "were brought about from the fact that we found some very bad housing just across the line that separates 'city' from 'country.'"

"Our new Tenement House and Hotel and Lodging House acts apply to all parts of California, regardless of whether the territory is in an incorporated city or town. Our Dwelling House Act was unfortunately amended in the legislature and made to apply only to incorporated cities and towns. Consequently we have adopted a policy of endeavoring to extend the scope of this law through the enactment of county ordinances.

"We are making great strides in our housing work. We are carrying on an educational program in all the cities and towns. We are initiating the various city officials in what is required of them in the way of enforcing the State Laws. We have had to overcome some opposition, but, on the whole, we are gratified with results. Moreover, we have found a manifest desire on the part of the officials and the various agencies engaged in social and welfare work to cooperate with us in the enforcement of the laws.

"We are now conducting extensive industrial and housing surveys in Oakland, Alameda, and Berkeley, and in the Los Angeles Harbor District. We shall probably commence making other surveys in locations where we find there exists a short-

age of housing facilities. We are confronted in California with problems similar to those which exist in other parts of the country where shipbuilding and other industrial activities have been brought about on account of the war."

In order to make the three new state laws regulating the construction, occupancy, and sanitation of tenements, hotels and private dwellings as readily understood by the laymen as by the professional or technical persons who use them, the Commission has prepared a State Housing Manual, explaining and amplifying the provisions of the laws by cuts, drawings and annotations. Notices have been sent to mayors, health and building departments of the various cities and towns, and to the district attorneys of the various counties, directing their attention to the fact that they are charged with the enforcement of the laws in their respective cities and counties, and urging that they see that the laws are consistently and effectively enforced.

Recently the constitutionality of the new State Hotel and Lodging House Law has been attacked. The city Board of Health of San Francisco brought action, in January, against 19 cheap hotels and lodging houses alleged to be guilty of violations. As a result briefs on the constitutionality of the law were filed on January 18. The law will be warmly defended by the Commission of Immigration and Housing.

A PERSPECTIVE ON INDUSTRIAL HOUSING

"I see at the present time a very large amount of factory extension going on, and even large new factories going up. Now if I had my way, I would never allow a factory employing more than a limited number of hands to be commenced until the problem of the housing of the workers of that factory had been thoroughly thrashed out."

This is the message—one of the messages—of Thomas H. Mawson, distinguished British Town Planner, in his recently published series of lectures on "Bolton As It Is and As It Might Be." The first five lectures are on town-planning proper, as applied to the English manufacturing town, but the sixth is devoted

to "Bolton and Its Housing Problem," and is not only eminently practical, but both scholarly and refreshing—especially in its treatment of the industrial housing problem, to the involved detail of which it gives perspective.

"All I would suggest," Mr. Mawson continues with regard to factory extension in its relation to housing, "is that, when the new factory is designed, its site shall be so planned . . . that sufficient space is left all round it for the proper housing of the workpeople, and that a scheme is prepared . . . for causing that land, when it is developed, to be developed along right lines. I am afraid this will strike some of you as being a drastic proposal, but I see nothing whatever in it which would not pay everybody concerned."

In support of this contention Mr. Mawson cites the experience of Messrs. Lever Brothers of Port Sunlight, Messrs. Cadbury of Bournville and Messrs. Rowntree and Co. of York "who have done this and found it to pay." Interspersed with the text are some interesting plans of certain industrial areas in Canada, England and Scotland, prepared upon these principles by Mr. Mawson's firm.

But even though a community should take this advanced stand with regard to factories, Mr. Mawson points out, there still remains the problem of the old factories and the old congested centers. For these conditions he prescribes two treatments: First, encouraging people in over-crowded districts to migrate to the suburbs by providing facilities for cheap and rapid transit; second, the development of more bearable conditions for those who must or who will remain in crowded districts.

The first step in the first solution is the evolving of a method of travel between the mill and the suburb. The second step is the selection of a site to which "rapid access on a sound financial basis" may be established but of such price that not only may low-cost houses be provided, but also a community center of some dignity of design. The third step is the organization of a co-partnership society to finance the scheme. Co-partnership housing, Mr. Mawson asserts, has successfully supplied the means by which the mobility of

labor may be preserved while still enabling the workingman to become the virtual owner of his home.

Concerning the types of houses in such a development, the writer maintains that simple, yet varied and artistic design is comparatively easy of achievement, but "one thing I must guard you against," he continues, "and that is the attempt to use a design suitable for one part of the country in another, without adaptation to local conditions. This adaptation may take two forms. First of all, the planning must be adaptable to the needs of the particular locality, for people do not live in the same manner over the whole Kingdom Secondly, it is just as absurd to import red tiles for roofing into a district where slates are cheap and the natural material to use, as it is to import slates into the home counties where tiles are indigenous and are produced practically on the spot. Local characteristics, both in the planning and in the design, should be most carefully conserved as a most valuable aid in the endeavor to make the village harmonize with its surroundings and look comfortable and homely, livable and lovable."

With regard to the improvement of the housing conditions of those who remain in the old centers, Mr. Mawson points out the necessity for building, through private or municipal enterprise, modern sanitary tenements, preferably of the type to which he gives the name of "maisonette," a building of two or three stories in which each family occupies one floor and has its own private entrance from the street. He emphasizes in addition, the responsibility resting upon the community for providing for its single workers "hostels" or "residential clubs," "which would do much toward remedying some of the more glaring social evils which unhappily exist in all crowded areas, not only by giving greater personal privacy but also by the provision of well-lighted and comfortable airy rooms for rest and recreation for the young people off the streets."

Speaking of the housing problem in general, in the opening paragraphs of the chapter, Mr. Mawson sounds a note of warning to the specialist in this field against falling in with the extremists—those, on the one hand, who "realizing that conditions are not quite as one would have them, set to work

to advocate with all their might that they should be 'made good by Act of Parliament' without sufficient consideration of the difficulties which would arise, and the greater evils which would attend such a course" and those, on the other hand, "who, by participation in the work of reform, are brought to grapple with the overwhelming financial and social problems involved, may fall under the danger of becoming so obsessed with the immediate necessity for action, so overwhelmed with small details that great issues are lost sight of and colour is given to the contention of the over-enthusiast who says that they are merely 'nibbling' at the problems involved."

"Some of us," he says, by way of pointing out the middle course, "fail to realize that, in this matter of housing, one can only proceed slowly, and the progress from day to day, from year to year, seems so slight, that, like our own progress in growing old, we fail entirely to realize it until something happens to carry our minds back through a period of years, and we realize that changes have come gradually and unperceived, but are so great that, when realized, they are startling to the imagination One thing is, I think, generally driven sooner or later deep into the minds of both classes of social reformers, by hard experience which is, that in this question of housing reform, as in other questions, you cannot proceed far in advance of public opinion and public education."

These are but a few significant paragraphs from a chapter which well repays perusal. The report is published by Tillotson & Sons, Ltd., Mealhouse Lane, Bolton and B. T. Batsford, Ltd., 94 High Holburn, London.

AN ARGUMENT AGAINST THE THREE-DECKER

Four lives were sacrificed to unregulated building construction in Lowell, Mass., recently when a man and three children were suffocated and burned to death in a fire on the top floor of a wooden three-decker which, though containing twelve tenements had no means of egress but two, unenclosed, wooden stairways. It was between these stairways in a closet on the first floor that the fire had its inception. People

living on the second and third floor, unable to make their escape by way of the stairs, jumped from the windows. Some 12 suffered from severe burns and injuries, five requiring hospital treatment. In their efforts to extinguish the fire and to save the lives of the occupants of the building, the firemen were seriously handicapped, according to press reports, by the congestion of buildings and narrow passageways in which they had to work.

This is another argument against the poorly constructed and unregulated three-decker.

ENGLISH HOUSING COMPETITION

The English Local Government Board has proposed to the Royal Institute of British Architects the granting of a sum of money for the best set of plans for working-class houses developed under the direction of the Institute. A committee of that body is now considering the details of the proposal.

NEW GARDEN SUBURB IN WALES

One of the latest and, from its description apparently a most attractive British Garden Suburb, is that which was formally dedicated on September 1 near Glamorgan. It has been developed by the Welsh Town Planning Association and bears the name of Barry Garden Suburb. The houses were designed by T. Alwyn Lloyd.

"The site is easily the most picturesque of all garden suburbs," says "Garden Cities and Town Planning," "the existing houses overlooking the channel and the Devon Coast. The first piece to be developed stands about 200 feet above the sea level, and the site is particularly difficult, in view of the steep gradients. Mr. Lloyd has, however, laid out the grounds in such a manner that where the worst gradient occurs the land is laid out for an open space. The houses already completed are excellent in character and design, and although built entirely with private money and without any sort of government subsidy, a three bed-room house is let at 6s. 6d. a week. The house contains one large living room running through the house, lighted at each end, and a separate bathroom.

HOUSING OF WOMEN WORKERS

What is likely to prove one of the most valuable and suggestive documents produced as a result of war housing conditions and the efforts of various agencies to contribute their experience toward the solution of the various problems involved is a Report of the Housing Committee of the War Council of the Young Women's Christian Association on "Housing for Women in War Work." This report together with plans for three suggested types of houses and a recreation building, were transmitted in January to the Secretary of War and to Otto M. Eidlitz, as Chairman of the Housing Committee of the Council of National Defense.

The Committee which submitted the report, after exhaustive investigation, is composed of Mrs. John D. Rockefeller, Jr., Chairman; Dr. Katherine B. Davis, Mrs. Walter Douglas, Mrs. Henry P. Davison, Mrs. E. R. L. Gould, Mrs. Richard Jenkinson, Mrs. W. W. Rossiter, Miss Mary Van Kleeck, and the following Y. W. C. A. secretaries: Misses Helen A. Davis, Mary Musson, Margaret Proctor, Katherine H. Scott, and Mary Sims. The architect who designed the buildings is Duncan Candler of New York, who contributed his services.

Housing of women is a very special problem and one which has received all too little consideration. This contribution to the subject therefore is especially significant, aside from its timeliness in connection with war-time needs. The Young Women's Christian Association, as pointed out in the attractive pamphlet which the Committee has prepared as a convenient mode of placing its report in the hands of those who will find it of interest and value, has been housing girls since its beginning more than 50 years ago. At the present time there are 200 homes in the United States belonging to and managed by the Association.

It has considered and approved the plans submitted by Mr. Candler in the light of this experience.

As a demonstration for the benefit of Government authorities, and others confronted by this problem just now, the Association is erecting a permanent structure of the "Type

A" plan recommended in its Report, at Charleston, S. C., for girls working in the naval uniform factory.

Should the Government decide to make provision for its women workers, the Association will undertake to provide social and recreational workers as the need may arise.

The type A building, which is designed for use in places where only one building will be erected, includes not only living and dining rooms, but recreational facilities. It will accommodate 110 girls. Type B building is for 150 girls—a unit of a group in an industrial community. Type C is a four-family house designed for the use of four groups, either of older women who wish to live independently, or of non-English speaking foreign girls. Each apartment contains a combination living room and kitchen and three bedrooms.

The following comments and recommendations upon the housing of women contained in the pamphlet are especially interesting:

With regard to the grouping of girls:

1. Younger girls should live in groups where they can have social life and an opportunity to entertain their friends, but still be under some of the restrictions of the home.

2. Older women want independence of living. Many of them object to living in large groups because of the noise and confusion and ensuing fatigue.

3. In every case, colored girls and women should live by themselves, and provision should be made for their social life.

4. It has been found that it is more successful to house the non-English speaking foreign girls in small groups, until they learn English and become used to American customs. A social worker should be employed to work with them.

In regard to the headship of the houses, the Committee says, "It is not sufficient to provide a working matron, no matter how excellent her knowledge of housekeeping. There must be a social head of the house, a woman of tact and experience, who can get and hold the respect of the girls, take

the leadership of their social life and maintain proper standards within the house."

Concerning the size of units the report says, "Building units for not more than 150 girls are most successful. Larger units mean greater difficulties of management and supervision. The minimum number of a group should be not less than 75. Houses holding less than this number cannot be self-supporting on the amount of board the girls can and should pay. It is essential that these houses be completely self-supporting.

In presenting its plan for a recreation center the Committee is emphatic about the importance of this feature in any housing scheme for girls.

"Too much emphasis," it states, "cannot be placed on recreation. No matter how comfortable and attractive the living quarters may be, the girls will not be happy unless there is adequate provision for social and recreational life."

The proposed recreation building contains, besides a large assembly room that will hold about 500 persons, a small kitchenette, a small office and place for checking coats, a small reception room and six club rooms.

BOSTON'S PROGRESSIVE PROGRAM

Representatives of some 16 organizations came together at the Boston Chamber of Commerce on the afternoon of January 22 to confer with Lawrence Veiller on the various aspects of the proposed new housing law for Boston, Mr. Veiller having been invited by the Women's Municipal League to present to the interested organizations the advantages of a new law and to answer questions concerning its alleged disadvantages.

Some little opposition both to the amendment of the present laws and the adoption of a new one had been evidenced among real estate men, builders, and other interested persons on the ground that the present is an especially bad time for the adoption of more stringent building laws, when the burdens of the builder already are unbearable. To this Mr. Veiller replied that for the very reason that building at present

is slack and that a boom is sure to follow the war, the present is preeminently the time to put new and safe building laws on the books and thus prevent the indefinite multiplication of past mistakes with a minimum disorganizing effect upon building operations.

A much better "get together" spirit is reported as a result of the Conference and the Chamber of Commerce and Women's Municipal League are pushing an educational campaign designed to make the best of the ground gained. Under the leadership of Charles Logue, chairman of the Special Committee on Housing of the Chamber of Commerce, monthly conferences on the prospective legislation are to be held with representatives of the several interests involved while the Housing Committee of the Women's Municipal League, Miss Amelia Ames, Chairman, is continuing its campaign along other lines.

In a circular letter to the chairman of the Housing Committees of the organizations which sent representatives to the meeting, the League outlines as follows the conditions which demand improvement and the measures which the League proposes to take to achieve improvement:.

"The Housing Department of the Women's Municipal League has been in contact for nearly seven years with the disease-breeding conditions under which a considerable proportion of Boston's unskilled working population is living. Most of these conditions can be remedied by stricter laws better enforced. A few, resulting from the land-overcrowding formerly permitted, we must bear with till the old houses are torn down voluntarily, unless the people of Boston are willing to spend the money to purchase and destroy them. Certain conditions connected with bad housekeeping can be remedied only by the slow, but necessary process of educating the tenant. We believe in and are aiding this process, but are unwilling to lend ourselves to the efforts of certain landlords to divert attention from their own shortcomings to those of their tenants. And we repeat that the larger part of existing dilapidation and filth is properly chargeable to the owner, while so far as structural conditions are at fault, the tenant has no responsibility at all.

"Housing evils as we find them in Boston at the present time include dark, unventilated rooms, damp cellars, basement living rooms, inadequate methods of disposal of waste, room overcrowding, insufficient fire protection, general dilapidation, and the too-intensive use of land.

"Boston laws afford less protection to the health of its citizens in the matter of housing than do those of many other cities. Boston has not regarded the housing of its people as a matter of sufficient importance to deserve a separate code. It has contented itself with a few scattered health ordinances and the special requirements for tenement houses incorporated in the building code of 1907.

"The National Housing Association is sponsor for a model housing law published in 1914, which is an improved modern version of the New York Tenement House Law. The Housing Department of the Women's Municipal League has had drafted a tentative housing bill for Boston which conforms closely to these standards."

In addition to its agitation for a new law, the League is urging the creation of a City Housing Department which shall have exclusive administration of housing and tenement house laws.

"It is our belief," states the Chairman of the Housing Committee, "that a system of divided responsibility is essentially faulty and will never give satisfactory results and further that the housing of the people in a great city like Boston is too important to be simply one of the many activities of an over-burdened Health Department.

"We have therefore included in our proposed bill Part I, which provides for a new city department. In accordance with recent tendencies this is a Housing Department having jurisdiction over all dwellings rather than a Tenement House Department which would concern itself only with one class of dwelling."

IS CITY PLANNING A JOKE?

Persistent agitation on the part of the Municipal Planning Committee of the Civic Club of Allegheny County may event-

ually bring about a Zoning Law for Pittsburgh. Little doubt that Pittsburgh needs such a law is left after a perusal of the campaign literature which the Committee is putting out. In a recently issued pamphlet entitled "Districting and Zoning—What It Is and Why Pittsburgh Should Do It," the several reasons are set forth by convincing photographs, maps, and descriptions.

In another folder issued under the caption "Is City Planning A Joke?" the committee, by way of answer, asks a long series of questions which constitute, in fact, unanswerable arguments in favor of City Planning as it relates to the various phases of civic development.

Observe the questions it raises with regard to housing—and apply them to your own community:

"Shall we enforce our laws for sanitation and against the over-crowding of houses? Do we know that our Department of Health has ordered the demoltion of houses and that these same houses still remain and are overcrowded with people? Do we know that bad housing causes disease, immorality, crime, and inefficiency of workmen? Do we know that bad housing creates and maintains the class distinctions found to be such a menacing weakness in our present national crisis? Whose is the obligation to provide homes for working men? Do the employers of labor share this obligation? Does the municipality share the obligation? Does the municipality owe its citizens the provision of such things as make for health and efficient citizenship? Are sunshine and fresh air necessities? Why is the infant mortality rate so high?"

SANITARY PRIVIES IN NORTH CAROLINA

One county in North Carolina sets an example not only for the rest of the State but for the whole South in requiring that every home in the county shall have a sanitary privy. Nash County put into effect such an ordinance on September 1, 1917. It requires that "Every house used as a dwelling in Nash County shall have on the premises a sewage closet or properly constructed sanitary privy" and that "no privy shall be allowed unless it is decent, properly located, and fly-proof." No pit privy will be permitted nearer than 100 feet to a well or nearer to a neighbor's residence than to the owner's.

WAR-TIME HOUSING IN GERMANY

According to Chancellor Von Hertling and Dr. Bernard Dernburg, in discussing the housing bill pending in the Prussian Upper House, conditions which have grown up around the large German towns and industrial centers, "are such as might fill the members of the House with serious anxiety." The maintenance of repairs to houses, it was pointed out, has been impeded and the increase of housing facilities has become almost impossible. Dr. Dernburg stated that the decline in the number of births had been great, and that the mortality of children under 12 months shows even a worse record.

GOOD HOUSING THAT PAYS

Under this title Fullerton L. Waldo has prepared a little volume of 126 pages describing the work of the Octavia Hill Association of Philadelphia which contains information and inspiration for every housing worker who is interested in financing and maintenance problems.

The Association, now more than 21 years old, has developed not only along the lines of the mother Association in London, which serves as agent for property held by others, but has itself purchased and improved dwellings and, through the Philadelphia Model Homes Co., has built new houses. In addition to its activities as landlord, the Association has lent its influence to the furthering and enforcement of housing legislation and has assisted in the housing movement in general by financing and directing investigations and by cooperating with other organizations. So it is a many-sided view of housing work which this little book affords.

The opening chapter describes the work of Octavia Hill of London; the second chapter the genesis and early work of the Philadelphia Association; and the third and fourth chapter, entitled, "Days Afield" and "Does It Pay?" present in a detailed and entertaining way the present activities of the organization, of its field workers—"friendly rent collectors"—and its superintendent. An appendix contains a series of extremely interesting and valuable tables setting forth the income, expenses, and returns of the Association and of the Model Homes Company.

This book is published by the Harper Press, Philadelphia, price \$1; by mail \$1.10. It is cloth bound, well printed, and well illustrated.

"AFTER THE WAR" HOUSING PROJECTS OF DUNDEE, SCOTLAND

To care properly for its industrial population after the war—to make the inevitable readjustment of that period an adjustment, insofar as possible, to a higher standard of living, the municipality of Dundee, Scotland, has drawn up plans for three extremely interesting housing developments, known respectively as the Stirling Park Scheme, the Springhill Scheme and the Logie Scheme. The sites under consideration for the developments are located advantageously with reference to the centers of industry and are said to be of sufficient proportions, when combined, to fill the needs of the entire industrial area.

Details of the several schemes are given in full in a report submitted recently by the Dundee City Engineer and City Architect to the Housing and Town Planning Committee of the Town Council.

Indicative of the high standards set for the development is the proposed limitation of the height of tenements to two stories and the substitution of grouped units for "the prevailing high, barrack-like buildings with no open space in front except the public street and limited space in the rear." Generous yard space at both front and rear of each group is to be insisted upon and, to this end, out-buildings for the individual dwellings have been eliminated from the scheme by the substitution of a central building to contain wash-houses, and central heating plant which will supply hot water and heat to all the houses in a given group. Other community features will be playgrounds for children and adults and a day nursery.

In developing the types of houses, three classes of tenants were considered, the single woman, the married man with a large family, and the married man with a small family. Fundamental requirements for normal living were taken to be a living room of ample size, well lighted and ventilated, a

larder in direct communication with the outer air, a kitchen with gas cooker, dresser, sink and coal closet with a cabinet over it for utensils and an inside water closet off the kitchen.

The Stirling Park Scheme covers an area of some 9 acres and provides for 172 houses; Springhill comprises 37 acres and 479 houses, and Logie, 20 acres and 314 houses. The first of these is already municipal territory. The other two areas are private property, but steps have been taken to secure them to the city without the delay of eleventh-hour speculation when the execution of the schemes are finally determined upon.

The realization of the plans is partly dependent upon the outcome of the movement for a government grant aggregating \$100,000,000, to aid local housing developments throughout Great Britain. If this goes through, Scotland's share in the grant will be \$13,200,000 of which Dundee would receive \$488,000.

Estimate of the cost of the buildings is based upon the following points:

- (a) Interest is calculated at 5% per annum.
- (b) The loan period is taken at 60 years.
- (c) The system of repayment is by equal installments of interest and principal combined, amounting together to 5.28 per cent.
- (d) The cost is taken at probable post-war prices; standardization of parts, simplicity in design and economy in construction being aimed at.
- (e) A grant in aid by the State is assumed of 25% of the cost of the buildings only.
- (f) No property tax is chargeable.
- (g) The rent payable for each house includes occupier's rates (taxes), garden allotment if desired, certain house furnishings, and 12 cents per week for the use of the baths and wash houses and for the supply of hot water to the kitchen and radiator to the living room.

The total cost of the buildings in the several developments (less in each case the grant in aid) is estimated at \$208,800 for the Stirling Park Scheme; \$604,000 for the Springhill Scheme, and \$396,000 for the Logie Scheme. The estimated grants for each development are respectively \$69,600, \$201,600 and \$132,000.

PROGRESS IN ZONING IN CALIFORNIA

A considerable number of California Cities are proceeding to pass zone ordinances under the new State Zoning Act passed last year, as a basis for common sense and practical city planning work.

In Fresno the City Planning Commission has during the past seven months been holding public hearings and discussions on a very carefully worked out zoning plan and ordinance presented in July 1917. The original scheme provided for 10 classes of Use Districts, three of which were for residential purposes, four for business and three for industry. The ordinance also proposed three classes of Height districts, i. e., 2½ story, 4 story and 6 story districts. Area districts similar to those in the New York City ordinance were also provided. In the plan of boundaries proposed for the application of this districting, suggestion only was made as to where the lines should be drawn. The commission met with a large number of protests, as was anticipated, and during the months of discussion just passed seemed to have made re-adjustment of boundaries which will satisfy a large majority of the protestants.

The ordinance has been endorsed by a large committee of representative citizens appointed by the Mayor to study it, and by the Building Trades Council and Labor Council. The greatest difficulty the commission has had is to make clear the meaning and probable operation of the ordinance. Nine-tenths of the opposition seems to have come from misunderstanding of such regulation.

The Merchants' Association of Fresno sent out a questionnaire to its members with a mail ballot, the result of which was that while those voting expressed a desire for some kind of zoning, they could not agree on the details to be imposed in the ordinance. New committees are now being formed to study the

matter with the City Planning Commission and it will probably be two or three months more before the details of boundaries of districts are sufficiently agreed upon for the Commission to take the ordinance to the City Council for passage.

In Berkeley, where probably the most advanced type of "voluntary" zone ordinance has been in effect for sometime, the City Planning Commission is about ready to take up with local civic organizations a new zone ordinance to cover the entire city, similar to the proposed Fresno ordinance. In both of these cities a very large proportion of the buildings, somewhere between 80 and 90%, has been found to be used for single family residences only. In fact this is the case in most of the cities of the country. The commissions therefore feel that they should give very large attention in these zone ordinances to the protection of the home and home neighborhood, as well as to making a safe place for industry.

No new dwellings are to be permitted in the industrial districts as proposed in these new zone ordinances. It is expected by this method to be able to establish industrial districts, where spur tracks and sidewalks, heavy traffic pavements, extra large sewerage, high tension power lines, and other expensive facilities can be put in without placing any handicap on the small home, in the way of increased cost and danger which is incompatible with good housing.

San Rafael, Palo Alto and a number of smaller cities have somewhat similar zone ordinances under discussion.

Activity in industrial housing in San Francisco, Alameda, Bay Point and San Pedro, where shipbuilding activities are very great, is occupying considerable attention at this time. A garden city homes company has been organized in San Francisco on a 6% limited dividend basis and is now ready to start construction on its first unit of houses, which will be for sale or for rent at from \$18 to \$30 per month. This company has secured 200 acres of land in Visitacion Valley, on the southern edge of San Francisco proper, close to the bay shore belt of industries. The plan adopted is similar to English Garden suburb schemes, with single and grouped dwellings arranged to take full advantage of the architectural and landscape possibilities of the site.

A BUREAU OF MUNICIPALITIES

Acting upon the belief that municipalities, in dealing with their manifold problems have not had the helpful cooperation from the State which has fallen to the share of the agricultural communities, and that such cooperation is desirable as a means of promoting general welfare, the Commonwealth of Pennsylvania has recently established a Bureau of Municipalities as part of its Department of Labor and Industry.

It will be the duty of the Bureau to furnish civic governmental information of all kinds to the cities and boroughs of the state, this being an extension and enlargement of the work formerly carried on by the Division of Municipal Statistics. Herman Knisely has been appointed Chief.

One feature of the Bureau which promises to be of great significance to housing workers and town planners in the state is the office of Town Planner to which has been appointed Karl B. Lohman whose duty it will be to advise and render assistance as far as possible to planning commissions and other civic organizations of similar nature, and, in general, to further the cause of town planning by awakening the people of the state to the wisdom of its principles.

SPECIAL LEGISLATION IN ROCHESTER

Rochester last summer adopted two amendments to the Building Code having to do with tenement houses. One of these amended the building code with regard to the definition of a tenement house by providing that a building two stories and attic in height occupied by *four families, if located on a lot 60 feet in width or over, and at least 100 feet in depth*, shall not be considered a tenement house.

The question arises whose particular building is being excluded from the operations of the tenement house laws in the city of Rochester? We sometimes hear the question raised as to why state laws are desirable and why local ordinances aren't better. The above instance is a perfect illustration of the dangers which are likely to occur under local ordinances. Some person of influence in the community, either political or otherwise, wishes to build some house that does not comply with the law. Finding the law in his way he adopts the delightfully simple ex-

pedient of going to the aldermen and having his building excluded from the operations of the law. This is not likely to happen with state legislation.

The other amendment prohibited the erection of rear tenements.

VALUE OF MICHIGAN HOUSING LAW

"Immediate enforcement of the state housing code will go a long way toward solving the communicable disease problem in Hamtramck," according to Don W. Bingham, Assistant State Sanitary Engineer in reporting a survey of typhoid conditions in the village.

The survey was requested by the Detroit Board of Health, because Detroit encompasses the village of Hamtramck and is therefore affected by the village health conditions, which have become very bad during the past few years as a result of an increase of 563% in population, with which sanitary improvements have not kept pace.

Enforcement of the housing law with reference to Hamtramck, however, is to be held up owing to the fact that the last official census, that of 1910, gives the village a population of but 3,599 while the housing law applies only to towns of 10,000 or more. A special census taken in 1915 showed a population of 20,000; the present population is said to be at least 31,000, but the State Attorney General holds that the applicability of the housing law must be based upon the population at the last official census.

"In October of last year," writes Henry F. Vaughan, Assistant Health officer of Detroit, "twelve cases of typhoid fever came from Hamtramck homes to Detroit hospitals; six of these died, and as we had only one hundred and two deaths in Detroit during the past year, the six deaths were quite an addition to our death rate. Detroit is thus charged with deaths which rightly do not belong to her. This is because Hamtramck has no properly organized Health Department and no hospital facilities. Investigation by Mr. Bingham was made in association with a representative of the Ford Motor Company. The latter has circulated petitions through the district and has obtained a sufficient number of signatures from property owners so that the Village

Council has ordered the Village Engineer to prepare plans and specifications for the construction of the necessary sewers.

"With regard to the housing end of it, the need of better regulations in the Village of Hamtramck directly affects us as the territory is largely occupied by foreigners and it is difficult to explain to them why those who live on one side of the street and in the City of Detroit must build differently and live differently than those who live across the street and in the Village of Hamtramck. Several months ago I directed a letter to the State Attorney General inquiring as to whether the new Housing Law applies to this village. I was informed that it does not. It is well known that Hamtramck's population far exceeds thirty thousand, but at the time of the last official census, in 1910, it was only two or three thousand, so the Attorney General has ruled that Hamtramck will not be affected by the law until an official census has established the fact that the population is in excess of ten thousand."

Some interesting facts with regard to the general attitude of cities throughout the state to the Housing Law have been gleaned by Dudley A. Siddall of Lansing, Executive Secretary of the Real Estate Association of Michigan who made a tour of the state for the express purpose of ascertaining the status of its enforcement.

With the exception of Bay City and Saginaw he found that the cities to which the law applied were making every effort to interpret and enforce it accurately and fairly. The officials in Muskegon, Kalamazoo and Battle Creek had not informed themselves of the law for some weeks after it went into effect and had unintentionally permitted the public to lay itself open to violations. Jackson, Kalamazoo, Grand Rapids, Lansing, Detroit and Muskegon have special officials to take care of the work created by the code, thus relieving the health officer upon whom rests the responsibility of enforcement unless some other official be designated by the mayor.

In an article on "Michigan's New Housing Code" in the January issue of the National Real Estate Journal, H. Bond Bliss brings out in an interesting manner the expressed attitude toward the law of those who have most to do with its successful enforcement—the real estate man, the health officer and the judge.

Though the Real Estate Association of Michigan had nothing whatever to do with the passage of the act, "our executive committee within a very few days after it became effective, passed resolutions approving the code in its fundamentals," Mr. Siddall is quoted as saying. "We are convinced that a two-year tryout will show a number of sections to be either too drastic, not drastic enough, or impractical of enforcement. It is our purpose to collect all pertinent information as to the way the law works out in actual practice, that we may work with the legislature at its next session to the end that necessary amendments may be passed, so Michigan's housing code will be a model for other states to copy."

Dr. William DeKlein, city health officer of Flint and the newly elected president of the Michigan Anti-tuberculosis Association," says Mr. Bliss, "believes that this housing code can become one of the greatest instruments in curbing tuberculosis—provided it is enforced. So far, he says, the law is not being enforced and there seems to be a disposition to let it die through disuse. He declares that this attitude is nothing less than criminal since the law will help enormously to save the lives of the people by protecting them against disease, to say nothing of the protection against fire and the fact that it will mean pleasanter and better homes for the people."

In speaking of his decision in favor of the defendant in an injunction suit brought by the Health Department against Andrew Mueller for constructing a new dwelling in violation of certain provisions of the law, Judge Fred W. Brennan of the Flint Circuit Court made it clear that his decision was rendered on purely equitable grounds based upon the fact that the provisions of the law had not been given sufficient publicity.

"In this matter the Court does not want it to prevail," said Judge Brennan, "that it opposes this law. I am satisfied that it is a step in the right direction in Flint. I believe that while the law is somewhat ambiguous, the framers had in mind that no dwelling should be erected in the rear of another dwelling and it was their idea that every dwelling should face a public court or street. My view of this case is that the state officials in not

having the public acts distributed until some time after the law took effect, did very much as that old Roman did who wrote his laws in small type and posted them on top of the column where people couldn't read them."

SERIES ON CITY PLANNING

How the lessons and the inspiration of a National Conference may be carried back to the home community and released to do missionary work for the cause is illustrated in a series of articles based upon the Kansas City Meeting of the National City Planning Conference, written for certain Texas papers by K. K. Hooper. As explained in the "Editor's Note" accompanying the articles, they represented a "series of deductions drawn from the Conference which may be applied to local Texas Conditions." The series ran in full in the Dallas Morning News, November 9 to 12.

BUFFALO'S HOUSE SHORTAGE

Increasingly serious war-time housing and transportation difficulties are confronting Buffalo as indicated in a letter addressed recently to the Chamber of Commerce by Ansley Wilcox in which he outlines the situation and makes two recommendations:

First, that arrangements be made for serving supper at the various manufacturing plants to a substantial number of workers in order to reduce the number who must seek transportation immediately at the supper hour.

Second, that the Federal Government authorize a National Housing Commission to examine and approve plans for permanent housing developments for the benefit of the workmen in the principal industrial centers and offer a guarantee by the Government of the mortgage bonds issued by such development companies up to two-thirds of the actual cost.

"It is encouraging," Mr. Wilcox writes in part, "to learn that our Chamber of Commerce, through the new officers, will take up at once the important and pressing question of housing employees in the neighborhood of new and greatly en-

larged manufacturing plants and of transportation facilities to enable them to be distributed over the city with the minimum loss of time and minimum expense. This I understand will be done through the re-creation and strengthening of the Housing Committee of the Chamber with instructions to take vigorous and intelligent action to meet the complicated problems presented

"Buffalo is late in taking up these questions Our problems here are not yet so pressing as they have already become in Bridgeport, in Newark, in Philadelphia, in Newport News and some other places where there was a small urban population to begin with and where proportionately larger new works have been undertaken. But our problems are already great enough to be very troublesome and will become greater during the next few months if the war continues. There is none too much time now to take up these problems and prepare for housing developments which would be begun in the spring and rushed to completion rapidly.

"At present our most serious trouble occurs in the north Elmwood manufacturing district, when the workers leave the great plants all about the same hour, and some 15,000 to 20,000 people are compelled to seek transportation, most of them to remote parts of the city. This number will rapidly be increased by at least 8,000 or 10,000 more, as the Curtiss plant enlarges its working force to the full number anticipated. The street railway is utterly unable to handle this vast crowd speedily, and no possible increase of facilities would enable them to be handled by this means within a reasonable time. At present, it is said, it takes such workers two hours or more to get to their homes because of congestion of traffic."

WANT STATE AID EXTENDED IN MASSACHUSETTS

Extension of the Homestead Commission's activities to the city of Holyoke is requested in a bill filed in the House of Representatives of Massachusetts, by Representative John J. Murphy of Holyoke. It is said that Worcester will seek a similar provision through its Representative, Michael F. Malone. Holyoke wants the state to spend \$50,000 at least, to relieve congested

conditions by the building of homes for laborers, to be paid for by the laborers either in cash or on the installment plan, by a system of monthly rentals along the lines followed in the experiment at Lowell where such houses are now in the course of construction.

CURRENT WRITINGS ON INDUSTRIAL HOUSING

Three leading architectural journals have arranged to devote space during the current year to the subject of industrial housing in its various aspects and a series of articles will run in each throughout the year.

With the March issue of "The Architectural Record," Lawrence Veiller will begin a series on the leading industrial developments of the country, his first contribution being a description of the enterprise of the Fairbanks Morse Company at Beloit, Wis.

Ralph F. Warner of George B. Post & Sons, Architects, is the author of a series for "The Architectural Review," and Charles C. May of Grosvenor Atterbury's office for "The Architectural Forum," the latter having begun with the January issue.

Members of the Association and all others interested will find it worth while to follow each of these.

Mr. May was the author of a full and extremely interesting review of the Sixth National Conference on Housing at Chicago in the November and December issues of the "Architectural Forum." Members of the Association who were unable to attend the Conference would find this review especially interesting.

HOUSING IN BOMBAY

According to the Third Annual Report (the Report for 1916) of the Bombay Cooperative Housing Association, there are now three housing societies in the Bombay Presidency which are actively engaged in promoting better housing, two societies having been organized during 1916. The Bombay Association has also issued a series of pamphlets, three of which, Nos. 10 to 13, deal with the question of State Aid, as a basis for which the following suggestions are made:

- I. 75% of the estimated cost to be loaned by the government, the remaining 25% to be provided as share capital in

advance. Loans to be payable by installments as the work proceeds.

2. Interest not to exceed $4\frac{1}{2}\%$.

3. Period of repayment from 30 to 50 years, according to circumstances.

Measures advocated by the Association to advance better housing in India are: Improved facilities for acquiring cheap land and the encouragement of municipal land ownership; town planning; financial aid in the form of cheap capital for small investors; alterations in the incidence of municipal taxation; the opening up of suburbs by cheap and speedy transit facilities and the creation of new centers of activity.

PLAN OF MINNEAPOLIS

Publication of the "Plan of Minneapolis," one of the most elaborate city plan reports which has come out in this country recently, is announced by the Minneapolis Civic Commission. The plans are by Edward H. Bennett, and the text by Andrew Wright Crawford. The book contains 20 chapters, 220 pages and is illustrated with 200 duotone cuts and colored plates, several of them being drawings by Jules Guerin. A limited number of copies are available at \$10 each. Address the Secretary of the Civic Commission, 800 Security Building. Fifty cents to cover postage must be included in checks or money orders, or the book may be sent by express, charges collect.

LIMITS BUILDING HEIGHTS

A feature of the building code recently enacted by the city of Portland, Ore., is the limitation to height of eight stories of all buildings, unless they are terraced back from the curb line above the eighth story level.

CONFERENCE ON WAR HOUSING

Evidence of the widespread interest in housing which has been aroused by the war emergency was given in the large attendance and the live discussions which marked the War Housing Conference held at Philadelphia February 25 under the auspices of the National Housing Association.

At the four sessions—morning, luncheon, afternoon and even-

ing at the Bellevue-Stratford Hotel—a total of 244 delegates registered from 61 cities, representing 17 states and Canada—a registration which equals or exceeds that of any Annual Conference of the Association except that held at Chicago in October.

It deserves, perhaps, to be recorded as the most significant in the history of the Association, for it dealt very largely with questions arising in connection with prospective Government Ownership of homes. It was attended by representative architects, city planners and manufacturers who are most directly concerned with the problems arising from the house shortage and, consequently, with the possibilities of Government Aid.

The Conference heard with great interest reports of the war-housing projects of Great Britain from Thomas Adams of the Commission of Conservation, Canada, and from Frederick L. Ackerman, architect, of New York, recently returned from England where he made an exhaustive study of Government-owned communities which have sprung up since the war began.

Reports of the status of the housing legislation which will place at the disposal of the United States Government funds for similar use were received with enthusiasm from Philip Hiss, Chairman of the Sub-Committee on Housing of the Advisory Commission of the Council of National Defense; Frederick Law Olmsted, who has been in Washington for months on emergency construction work and Grosvenor Atterbury, Chairman of the War Housing Committee of the National Housing Association.

Of the 244 delegates attending, 86 were members of the Association and 158 were non-members. Of the latter, however, 22 joined at the Conference. Manufacturers and business men attended to the number of 48. Architects, engineers and city planners to the number of 39; civic and social service organizations sent 35 delegates; chambers of commerce, 24; dwelling house companies, construction companies and real estate concerns, 33. The remainder of the delegates were variously classified as representing health boards, public welfare and building departments; women's clubs, men's clubs and housing associations and committees.

On the day following the Housing Conference the American City Planning Institute held a similar one-day Conference on the City Planning and Community Development features of war-time communities which was both interesting and profitable.

TEN WAYS TO KIILL AN ASSOCIATION

1. Don't come to the meetings.
2. But if you do come, come late.
3. If the weather doesn't suit you, don't think of coming.
4. If you do attend a meeting, find fault with the work of the officers and other members.
5. Never accept an office, as it is easier to criticize than to do things.
6. Nevertheless, get sore if you are not appointed on a committee, but if you are, do not attend the committee meetings.
7. If asked by the chairman to give your opinion regarding some important matter, tell him you have nothing to say. After the meeting tell every one how things ought to be done.
8. Do nothing more than is absolutely necessary, but when other members roll up their sleeves and willingly, unselfishly use their ability to help matters along, howl that the association is run by a clique.
9. Hold back your dues as long as possible, or don't pay at all.
10. Don't bother about getting new members. "Let George do it!"

BUILDERS' BULLETIN, *Wisconsin*.

NEWS NOTES

Alton, Ill.—Alton business men have formed a housing company with a capital of \$200,000 for the immediate erection of a large number of houses. According to the Manager of the Alton Board of Trade, there is a shortage in the city today of approximately 500 houses.

Atlanta, Ga.—The Exposition Cotton Mills has obtained from the building inspector 11 permits for erecting as many tenant houses, in addition to the large number of dwellings already belonging to the company. The cost of construction will be approximately \$7,000. Six to ten more houses will be built in the near future. When the new dwellings are completed the company will be the owners of one of the largest housing developments in the south. At present more than 1,000 employees are on the payroll of the company, and 500 are to be added in the near future.

Atlantic City, N. J.—Business men of Atlantic City are taking keen interest in the proposal to house a portion of the new labor forces in the Camden ship-building industries in Atlantic City. Committees have been organized to plan to accommodate as many as have found difficulty in securing accommodations near the yards. The intention is to operate a special commutation express from Atlantic City, leaving early in the morning and returning at night.

Bath, Me.—Officials of industrial firms in Bath which are engaged on Government work are watching with interest the progress of the move for Government aid. It is said that need for such aid in Bath is self-evident; that it is so urgent in the case of the Bath Iron Works that immediate steps should be taken to commandeer houses. A row of such houses near the plant has been designated as desirable for such purposes. These houses have for years constituted, because of their insanitary condition, a serious problem, so that if taken over and put into proper condition by the Government, two problems would be solved at once.

Boston, Mass.—The Boston health department is engaged in a tuberculosis survey of the city which is calculated to disclose the actual number of known cases as well as the conditions in which they are to be found. It has been rendered necessary by the fact that present statistical information indicates a larger number of cases of recognized tuberculous condition in the city than actually exists, because the same case has often been reported at different times from different sources and from different addresses and not infrequently under different names. In connection with the survey a new system of checking and verifying reported cases has been put in operation to insure the accuracy of statistical information regarding this disease in the future. The reported cases in Boston from January 1 to October 1, 1917, number 2,392, but excluding the duplicates the actual number is 2,136.

Brunswick, Ga.—In a determined effort to anticipate the coming of the additional labor forces that will be sent into the city by the Government to work in the ship-yards by providing the necessary dwellings, thus avoiding a housing problem, the business men of Brunswick have taken vigorous action. A citizens' meeting called at the city hall by the Board of Trade recently resulted in the appointment of the following committees: Committee on Publicity; on House to House Canvass, to list all available houses and apartments; on Locations and Estimates, for converting upper floors of buildings, halls, and dwellings into emergency quarters, and securing estimates of cost of establishing a restaurant or eating house for operation in connection with the emergency rooming quarters. These committees began at once to develop plans for quick work. An immediate result was the organization of a company with a capital stock of \$5,000, the purpose of which is to place in good repair every building that can be utilized for the accommodation of new comers.

Bucyrus, Ohio.—The seven principal manufacturing industries in this city have formed an Employers' Association to handle the labor and housing problem, there being a shortage of both labor and houses. The firms represented are: American Clay Machinery Co., Toledo & Ohio Central Rail-

way Co., Ohio Steel Foundries, New York Blower Co., Ohio Crane Co., Sommer Motor Co., and the Carrol Foundry and Machine Co.

Cincinnati, Ohio.—In order to overcome "lack of team work, duplication of effort and expense, and the absence of coordination in the programs being followed by the various agencies," the organization of a Public Health Council composed of representatives of some 60 organizations has been brought about. The general Council has been broken up into Divisional Councils representing the various activities to be engaged in. These are Medical Relief, Industrial Health, Nursing, Hospitals, Housing, Social Hygiene, Tuberculosis, Day Nurseries, Recreation, Infant Welfare, Waste, and Mental Hygiene. F. E. Burleson, director of the Cincinnati Better Housing League, is Chairman of the Division on Housing.

Clinton, Mass.—Recommendations for improvement of housing conditions, and more stringent housing laws, were included in the annual report of the Town Planning Board, recently submitted to the selectmen, by Edward W. Breed, chairman. "In the recent examination of men for the army," the report states, "the fact was brought out that many of the rejections were due to poor housing conditions. This shows the importance of having our people well housed. Concerning this subject, while conditions are not as favorable as we would like to have them, they show improvement.

"We are looking forward to the time when our town by-laws will be more complete and up-to-date in this matter. The Board has endeavored to interest the citizens in keeping their yards in as cleanly a manner as possible, and with few exceptions this has been accomplished."

Dayton, Ohio.—Realizing that large numbers of houses will have to be built to take care of at least 1,200 persons who will come to the city within the next three months to engage in government work, the City Commission of Dayton has undertaken the regulation of house building. The Commissioners feel that the high standards of housing in the city

should be maintained, and that the building of cheap shacks under the pressure of necessity, should be prevented. The Commission has also authorized City Manager W. M. Waite to make an investigation of housing conditions, with special reference to available vacant property. To the same end, the Greater Dayton Association has taken steps toward uniting the efforts of real estate men and builders to provide the necessary dwellings. This action has resulted from information that the large manufacturing plants of the city will resume operation in full within the next three months, and that preparations are now being made to employ from 12,000 to 15,000 additional men.

East Orange, N. J.—East Orange finds itself for the first time facing a famine of vacant houses, according to the annual report of Building Inspector John G. Scott. A big demand for apartment houses was met to a certain extent through the building operations for the past year, 21 such buildings affording accommodations for 163 families having been erected. Dwellings of the two-family type are in great demand, but only 30 were erected during the year. Only two three-family houses, which are less popular than the other types were erected in 1917. In all, accommodations for 407 families were provided. "Perhaps the most serious phase of the situation," says Mr. Scott, "is that present construction is not keeping up with requirements. . . . The current construction work is far behind the actual necessities. This tends to show that housing conditions are rapidly becoming worse."

East St. Louis, Ill.—As a result of the City Planning and Housing Exhibition held the first week in January, a lively campaign for city beautification has been undertaken by the City Planning Committee of the East St. Louis Chamber of Commerce. Steps will be taken for the organization of a City Planning Commission and the formulation of a city plan. The Chamber of Commerce committee includes in its plans for the year a study of zoning and of housing conditions. The exhibition which revived the interest in city planning and allied subjects, included the exhibits of the American Insti-

tute of Architects and 30 additional displays which covered every branch of city planning and industrial housing.

Elmira, N. Y.—The annual meeting of the stock holders of the Home Building Corporation of the Elmira Chamber of Commerce was held on January 10, when the reports of the officers covering the operations of the past year were rendered. The report of the general manager, M. H. Murphy, showed that of the 50 houses built, 33 have been sold, and some of the 17 remaining are under consideration of prospective purchasers. The value of the properties has increased within the past 18 months almost 25%. The assets of the company as shown by the report of the treasurer, Samuel G. Turner, are \$135,755.51. The total disbursement within the city since the corporation was organized is \$182,950.28. The report of the president, Edward O. Eldredge, gives a general summary of the operations of the company since its organization. The land purchased consists of 21½ acres, which is in the southern part of the city, and which was graded and plotted into 145 lots with streets 50 feet wide. Practically 2½ acres was allotted for park purposes. Fifty houses were built on 50 of the lots; one lot was sold and at the present time the company owns 94 vacant lots. A complete sewer system was built on all streets by the city. The salaried officers of the company are general manager, stenographer, and bookkeeper.

Florence, Ala.—The great demand for houses and rooms which has resulted from the arrival daily of an average of 85 men, has become acute and promises to continue so, as thousands more are expected than can be accommodated at the quarters to be erected by the Government at South Florence. Contractors are kept busy making estimates on houses, but so far the number of contracts awarded does not exceed the normal.

Harrison, N. J.—Harrison has a serious, though not unsolvable housing problem, according to Mayor Daly in his annual message to the Council. He requested that the measures taken by other cities to overcome a similar problem be studied.

Lawrence, Mass.—Fifty-one wells were recently closed in this city in one week as the result of tests made in the university laboratories by the university health authorities with the cooperation of the city officials. Notices were sent to the well owners to fill up or discontinue the use of the wells within five days. Wells in other sections of the city are being tested daily by the university authorities and the owners of wells in which typhoid or other injurious bacteria are indicated will be promptly notified to close the wells. This action is the result of a recent complaint by the university regarding the city's well supplies.

Lexington, Ky.—"If Lexington is to reap the full advantage of her opportunity with respect to the Kentucky oil development," says an editorial in the Lexington Herald, "some consideration must be given to the housing problem. Lexington has few vacant houses. It is not an easy task for a new-comer to find an available vacant house. But few houses are being built. Building plans have been greatly curtailed since this country entered the war By spring builders should be able to get material and Lexington builders should, by summer, be able to find tenants for a very considerable number of new modern dwellings. A spring building boom would do a lot to help along toward making Lexington a big oil center."

That housing conditions in certain sections of Lexington are deplorable, is the assertion of Miss Margaret Byington, Assistant Secretary of the American Association of Organized Charities, who completed recently a study of the Charities of Lexington. Miss Byington found insanitary conditions so intimately connected with certain charity problems that she included in her recommendations the appointment of a committee to study housing conditions, and urged the adoption of a housing code.

Little Falls, N. Y.—Miss Hyer, the city nurse, reports that some of the tenement houses in the city are in bad condition and that some of them are seriously overcrowded. Further investigation is to be made by the city officials and conditions remedied as far as possible.

Marcus Hook, Pa.—Reports are current that two of the big chemical companies in Marcus Hook are soon to build several hundred houses, the plants being handicapped in getting workmen because of the lack of housing facilities. Marcus Hook has grown so rapidly in the past few years that it is looking toward annexing several boroughs of Chichester Township, embracing Linwood, Linwood Heights, and Linwood Park. This would give Marcus Hook a population of about 7,000, and give it second place in Delaware County, Chester City being the only community in the county having a greater population than this.

Minneapolis, Minn.—Sanitary inspectors of the Health Department have been informed by Health Commissioner Dr. H. M. Guilford, that they must enforce the new State Housing Law as far as possible, in connection with their other duties. Instructions to this effect have been issued by the Health and Hospitals Committee of the City Council, which decided, because of the city economy plan for the year, not to hire additional inspectors.

New Bedford, Mass.—The following summary of the past year's work of the Housing Committee of the New Bedford Charity Organization Society appears in the annual report of that society. "It is coming to be the general belief of social workers that a large proportion of the families who are in want, are suffering through no inherent defects of character but rather because of the handicaps imposed by a community life not adapted to the needs of its weaker members. This, as I say, is a growing belief, and there is a corresponding movement under way to lessen these handicaps, to improve housing conditions, to increase wholesome recreational opportunities, to regulate and restrict the sale of intoxicating liquors, to open clinics and dispensaries for the treatment of disease and evening classes and libraries as affording opportunities for mental growth. The Housing Committee of our society—enlarged to a membership of 13—has held regular monthly meetings during the year, and has received suggestions from several authorities on the housing question—including Lawrence Veiller, Secretary of the National Housing Association and Henry Sterling of the Massachu-

setts Homestead Commission. The committee, in cooperation with the Board of Health, has issued an illustrated pamphlet for the education of tenement dwellers and has sounded a note of warning in regard to New Bedford's serious fire menace, a menace which Mr. Veiller says is second to none he has met in any city in this country. The committee believes that in the near future, building on a large scale must occur here in order that the growing population may be cared for—the present tenement accommodations being full. It hopes to be of service in bringing to New Bedford a desirable type of dwelling for the family of modest income."

Newburgh, N. Y.—Through the efforts of the Committee on Housing of the Associated Charities and the City Manager of Newburgh, a comprehensive housing code has been adopted by the city which covers both the old and new buildings and provides for the remodelling of private houses into tenements in such a way as to safe-guard the morals and health of the people.

New Jersey.—A bill to amend the definition of a tenement house passed the Assembly on January 30, 16 days after it was introduced in the Senate. When it is signed by the Governor, a four year fight to secure a clear-cut definition in the State Tenement House Law will have been ended.

Rock Island, Ill.—Mayor McConochie has declared a municipal house cleaning for Rock Island. It means the removal of all shacks of an unsafe and unsanitary nature which exist in the city, particularly in the fire district. A cleaning-up resolution was presented by the Mayor to the Council late in December, and was unanimously adopted. It directs the building inspector to prepare a list of such structures and instruct the owners to remove them. The resolution was as follows: That whereas, January 1, 1918 is a good time to begin municipal house cleaning: therefore, be it

Resolved that the building inspector be and is hereby instructed to present to the City Council, a list of properties which are a disgrace to the city and a menace to the lives and adjacent properties, whereupon this Council shall in-

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***THE GOVERNMENT'S STANDARDS FOR WAR HOUSING**

By Lawrence Veiller

One of the many interesting and unexpected by-products of the war has been the inauguration in this country of the policy of building workingmen's dwellings by the Federal Government. For years Great Britain and other European countries have carried on such a policy. Although a few persons have urged the adoption of a similar policy in America, America has been slow to follow this suggestion. It has seemed to many that the building of houses for workingmen by the Federal Government was an undue interference with the rights of the individual, and those of a conservative mind have feared greatly the inauguration of such a policy and what might come from it.

But war changes everything. Now, irrespective of what should be the Government's policy in normal or peace times—whether it should follow the example of Great Britain, France, Belgium, Germany and other countries in aiding the building of workingmen's dwellings, or whether it should still continue to hold its former position of aloofness—the exigencies of war have forced the Federal Government to take up the building of workingmen's dwellings. Those in the seats of the mighty have had forced upon them the conclusion that if the war is to be won by the Allies and is not to be drawn out and prolonged indefinitely, a thing, apparently so remote as the housing of the workers, may be a determining factor.

As early as last spring far-sighted men began to realize the situation. They pointed out then that unless steps were taken to properly house the workers in shipyards and war industries the

*Reprinted from the "Architectural Record"—April, 1918. Copies of the Standards reprinted in pamphlet form are being sent to members.

production of ships and munitions would be greatly retarded. Various official bodies took the matter up, commissions were appointed, testimony was taken at Washington and a vast fund of information accumulated showing the absolute necessity of action along these lines. Then came unending delays—conferences with high officials, hesitation upon the part of the Government in embarking on this new policy—finally, but not until February, the introduction in Congress of legislation, appropriating in two different bills, \$110,000,000 to be expended for the purpose of housing workingmen in the shipyards and in other war industries. One of these bills is now law. It appropriates \$50,000,000 for this purpose to be expended by the Shipping Board and gives to that board broad and far-reaching powers to enable it to house workers in the shipping industry; the power to commandeer buildings; to acquire land by condemnation or otherwise; to develop transportation facilities; to build entire communities, if necessary, and finally to construct buildings and either rent or sell them, or hold and manage them, for the housing of the workers.

One Hundred Millions for Housing

A second bill appropriating an additional \$50,000,000, and granting similar powers to the Secretary of Labor to be exercised by him through a Housing Administrator and to perform for the Army, the Navy, the Aviation Board—in short for all war industries other than shipping—the same functions as are performed by the Shipping Board in the housing of workers, was introduced in Congress early in February and was expected to have become a law weeks ago. At the time of going to press with this article this bill still hangs fire in the House.* No one apparently knows why. The whole war is being delayed and imperilled by the failure of Congress to act in this respect.

While waiting Congressional action however, the Housing Administration of the Labor Department has not been idle. Otto M. Eidlitz, the well known New York builder, who was appointed last fall by Secretary of War Baker as a Housing Committee of the Council of National Defense and who in February was appointed by the Secretary of Labor as Housing Administrator,

*This bill became a law on May 16.—Editor.

has been working literally night and day at Washington as a "dollar a year man" for the past six months is an endeavor to anticipate the action of Congress and be prepared to act immediately upon receiving from Congress the powers and appropriation necessary to enable him to act. With Mr. Eidlitz has been associated a devoted group of public-spirited professional men—architects, city planners and others—who, as his aides, have similarly been working night and day under high pressure.

While, of course, the most important function to be performed through the Government's taking over the building of houses for workers in the shipyards and war industries resides in the speeding up of the war, there is an important by-product to come out of all this effort which students of housing are vitally interested in.

Every one has recognized that workingmen's dwellings built by the Government, or with Government funds, would influence construction in this field for many years to come. As one observer put it, the Government's action will stamp for the next hundred years the type of house that is to be built for industrial workers. Irrespective of whether the statement is correct or not, there can be no question but that the standards adopted by the Government for the housing of workers will have a potent influence upon the housing of the workingman in this country for many years to come.

Partly because of the recognition of this fact, but primarily because of the recognition of the fact that unless houses of the right kind were built, it would not be possible to attract and *hold* the right kind of workers in many communities, the Housing Administration at Washington has set itself for many months past to the task of formulating standards which should govern in the construction work to be undertaken with governmental funds.

The Administration's Policy

The policy of the Housing Administration, as thus far announced, is to encourage the formation in each locality of a responsible housing corporation, organized and financed by the leading business men of that community, and to loan to that corporation a very considerable proportion of the funds needed for the

building of workingmen's dwellings; as a rule, the Government plans to lend 80 per cent. of the total capital required. While the Housing Administration expects to function chiefly in this manner it also recognizes that there will be cases where it will be necessary for the Government to do all the work itself; for, there will be communities where there are isolated plants and where there is no possibility of local capital being interested or secured.

Under whatever system it operates the Housing Administration has recognized the following principles:

First: That in order to attract and hold the right kind of skilled worker it must build houses of an attractive type; houses that will not only provide the essentials of light and air, shelter, warmth and convenience of living, but also be reasonably attractive.

Second: That in order to protect the Government's investment in the property the houses must be built substantially and well.

Third: That in order to have the property of use after the war the houses must similarly be built substantially and attractively.

Standards of Types of Houses

For all of these reasons the Housing Administration has been hard at work for some months past formulating "Standards of Types of Houses for Permanent Construction," which it expects to have followed where houses are built with Government money. The ARCHITECTURAL RECORD has been privileged in obtaining an advance copy of these Standards, which it is expected will be issued to the general public as we go to press with this issue. The Standards as presented in this article represent the Standards suggested by the Housing Administration, although there may be in several respects minor changes subsequently to be adopted by the Department of Labor.

While the Standards thus adopted are not intended as inflexible requirements, it is announced that any plans which fail to conform to them are not likely to be accepted unless supported by very strong reasons. Local building codes, housing laws and similar ordinances, where they exist, are to be followed except

where they permit lower standards than those of the Housing Administration.

The architectural profession of the country will be vitally interested in the Standard's that have been adopted, not only because of their bearing on such work as individual architects may expect to have with the Federal Government, but because of their wider significance as marking the standards which should be attained in the construction of workingmen's dwellings.

Nine Types of Houses

The Standards provide for nine different types of buildings, as follows: the single-family house; the two-family house (one family upstairs—one family down; where two families are side by side with a division wall between, the type is known as the "semi-detached single-family house"); the single-family house with rooms for not more than three lodgers or boarders; lodging house for men; hotel for men; lodging house for women; hotel for women; the tenement house, and the boarding house.

There are some 18 standards or provisions which have been grouped under the title "General Provisions" which are common to all these types of buildings. In addition there are certain special provisions that have been laid down for each type. Types 1, 2 and 3—viz., the Single-Family House, the Two-Family House and the Single-Family House with rooms for not more than three lodgers or boarders—are grouped together and come under practically the same requirements.

The Lodging House for Men and the Hotel for Men are grouped together and come under practically the same requirements. Similarly with regard to the Lodging House and Hotel for Women. These two types come under practically the same requirements though they differ in some important respects from the requirements for the housing of men. The Tenement House and Boarding House have each their own special requirements.

Significant Principles

The significant things in these Standards, some of which really mark revolutionary changes in the housing of workers, are the following:

1. The declaration against the tenement house as a means of housing workers set forth as follows:

"Tenement houses and apartment houses are considered generally undesirable and will be accepted only in cities where, because of high land values, it is clearly demonstrated that single and two family houses cannot be economically provided, or where there is insistent local demand for this type of multiple housing. In any case, they will be accepted only where the Housing Board is convinced that local conditions require or justify their use. They must conform in general to local building ordinances, to the general provisions of these standards and to other special provisions to be issued by the Housing Board."

2. The requirements for light and ventilation, viz., the enunciation of the principle that in most cases, especially in the case of row or group houses and tenement houses, the houses shall not be more than two rooms deep, thus doing away with long and narrow courts. In fact the court as generally known is outlawed even in the case of tenement houses. For such buildings a treatment with a large interior park is the treatment required.

3. The declaration that there shall be an adequate space between adjacent buildings, that either such side yards shall be adequate or that the houses shall be built in rows or groups. This standard marks a high-water mark in the housing practice of the country and if followed throughout the country will revolutionize present practice. In place of the present inadequate narrow slits and alleyways—often 3 feet and generally not more than 6 feet between buildings—the new standard requires 20 feet between adjacent buildings and insists upon a minimum of 16 feet. Unless this can be provided the houses must be built in rows.

4. Similarly there has been an equally important recognition of the importance of an adequate open space between the backs of buildings. The Standards impose a requirement for a minimum distance of 50 feet, with a minimum backyard of 20 feet in all cases. The desirability of setbacks at the front of the house is also recognized.

5. The absolute prohibition of living quarters in basements and cellars.

6. The requirement for through or cross ventilation. Moving air has come to be the vital principle in the modern science of ventilation.

7. The barring out completely of barracks, bunk houses and dormitories of the usual type and the substitution for them of dormitories housing each man in a separate single room of adequate size.

In addition to these striking and fundamental advantages in housing standards there are numerous details, all of which go to make for better living conditions, which mark distinct advances and which will be of material assistance to architects throughout the country in the planning of workingmen's dwellings, irrespective of whether they are to be built with Government funds or not. Some of these we believe are sufficiently interesting to be worth commenting upon here.

Clothes Closets in Every Bedroom

For instance, the Administration has felt it important to require that in all types of houses—boarding houses, lodging houses and hotels, as well as in private dwellings—every bedroom shall have a clothes closet opening from the room. It has barred out the built-in wardrobe dresser and it has even gone so far as to suggest a minimum depth for clothes closets and require them to be supplied with rods so as to take coat hangers. It also requires every closet to have a door. To many this may seem like going into matters of detail of comparatively minor importance, but it is just such details as these which make or break enterprises of this kind. In some parts of the country, partly for economy's sake, but also through a mistaken idea that the clothes of workers need special fumigation and airing, closet doors are omitted. This is a source of great discomfort and inconvenience to the tenants. A workingman's wife is no different from anybody else's wife. She dislikes just as much as does any other woman having

dust or dampness pour in on her clothes. Similarly, so simple a thing as the requirement for providing rods in each closet to take coat hangers has an importance way out of proportion to its cost. In the first place, it more than doubles the capacity of the closet. There are probably not five industrial housing developments in the country where such rods are provided and in many the clothes closets are built so narrow that even if a rod were provided a clothes hanger couldn't be used on it. For this reason the Administration has felt it necessary to impose a minimum depth of 22 inches in all closets.

Arrangement of Halls, Stairs and Doors

One of the things that will not be found so stated in the Standards, but which has had very careful consideration, is the arrangement of halls, stairs and door openings so that heavy pieces of furniture such as are common to workingmen's families, may be taken up and down stairs and inside of rooms without having to take the house apart as is sometimes the case in workingmen's dwellings of the commercial type. It ought not to be necessary in such houses to take the piano or brass bed, like a safe, up through the outside windows, but it frequently happens. Moreover, the houses built with Government money will be such that the decencies of life and death can be observed and a coffin can be taken down stairs without standing it on end. If any one thinks that this is not an important matter he has little knowledge of the feelings which control the workingman. He resents such an indignity to the remains of some one dear to him just as much as would any of us. And so the Government requires that "halls, stairs and doors shall permit the easy moving of furniture."

In very recent years a few architects, especially those who have had their training in Paris, have adopted the practice of planning the furniture in the rooms. It is a most important practice. In the average workingman's dwelling it is honored more in the breach than in the observance. It too frequently happens that, when the workingman puts his furniture in his nice little house, he finds no place for his beautiful brass double bed, which is the chief article of furniture in the average mechanic's home and is to be found quite as often in the home of the foreign laborer as it is in the home of the American mechanic.

Consequently, windows that have been provided to furnish light and ventilation are practically useless, for the bed is jammed up against them and the window as a result is never or seldom opened and the shade is kept pulled down, thus defeating the architect's purpose. Similarly, closet and room doors are often so placed as to get in the way of nearly all of the furniture. In the new Standards these difficulties have been anticipated and it is required that beds shall be indicated on plans, to scale, and it is pointed out to the architects, some of whom seem to be without that domestic knowledge, that double beds are 5 feet in width by 6 feet 6 inches in length and single beds three feet wide. It might at first blush seem to the ordinary observer that it was hardly necessary to go into so much detail on this matter, but the Administration has already received plans from responsible architects of good standing where every double bed was too narrow and was really a three-quarter bed—something that is seldom found in workingmen's homes—with a result that the bed when shown on the plans in the proper size did get in the way of doors and windows.

The Standards also add this important provision: "It is recommended that beds be free-standing and not located in a corner or with the side against a wall." Here again a necessary warning has been served upon the architectural profession. The writer recently saw a very attractive and charming industrial housing development, one of the best in the country, where the architect had prided himself upon his forethought and intelligence in planning in all of the beds in the bedrooms, but he was either a bachelor or had never had the experience of helping his wife make the bed. The result was that all of his beds were shown jammed up in a corner with one side against the wall. He was greatly surprised to learn that the housewife didn't like beds located in that manner; that it was impossible to make a double bed thus situated without pulling out the bed and pushing it back again, and that this was a nuisance. In addition, from the point of view of health, it is highly desirable that people should not be asked to sleep with their noses up against the wall. These defects, so frequently encountered in the workingman's dwelling, have been anticipated in the new Standards and it is hoped will be obviated.

Arrangement of Sinks and Washtubs

A similar consideration of the convenience and comfort of the housewife is found in the requirement that sinks and wash-tubs shall have the rim 36 inches above the floor. This will prevent many an aching back.

Outward Appearance

Coming to the question of outward appearance, we find that board fences are barred out and hedges or open metal fences encouraged. Provisions for drying clothes is to be made and it is suggested that where metal fences are used the fence standards can be advantageously designed for this purpose. The back-yard vegetable garden is not to be so much considered as to make the dividing up of the property into deep lots a desideratum to be sought after. It is suggested instead that the European practice of centrally located and conveniently accessible allotment gardens be followed rather than attempting in new developments to provide deep lots for the purpose of giving each man his own garden at the back of his house. Porches are stated to be desirable, but must be built of durable construction with proper foundations and must not encroach on the side yard or unduly darken rooms.

When it comes to the question of materials of exterior walls, the Standards very properly state that this question is dependent upon local supplies. Brick, terra cotta, stone or concrete are preferred for all outer walls. In the case of buildings housing a number of people, such as lodging houses and hotels for men and women, outer walls of frame, except in the case of one-story buildings, are absolutely prohibited and frame tenements are similarly prohibited. Wood frame, either clapboard, shingled or stuccoed, is permitted for detached or semi-detached single-family and two-family houses not over two and one-half stories high. Division walls between houses built in rows or groups are required to be either of brick, terra cotta, stone or concrete.

Elimination of Winding Stairs

One of the questions which will make many architects put more study upon the plan of a workingman's dwelling than they

have ever put before is the elimination of winding stairs. These are absolutely barred out for all classes of buildings; for, it has been found in practice that by a little bit more careful study the winder can be avoided, and it is the general experience among those familiar with dwellings of this kind that such stairs are very objectionable, that not only children fall down them and get injured, but that adults find great difficulty in getting accustomed to them and frequent accidents result. A maximum height of 8 inches for risers and a minimum width of 9 inches for treads is required.

Ventilation

When it comes to questions of ventilation and light and air, there is nothing very startling or new in the Standards adopted. Obviously the Federal Government could not bring itself to loan money upon houses containing dark rooms, or even on houses with rooms inadequately lighted or ventilated. The Standards require that every room in every type of building shall have at least one window of not less than 10 square feet in area opening directly to the outer air. In tenement houses and in lodging houses and hotels 12 square feet is the minimum required. This doesn't mean that *every* window must be 12 square feet in area, for there has been no thought of putting such a straightjacket upon architectural design. All that is required is that there shall be in every room at least one window containing this minimum area. The greatest latitude is given architects in utilizing windows as an essential part of the design of the house, and casement, pivoted and double-hung sash are all permitted and encouraged. While one window is required in every room, it is stated that two windows in each room are generally preferred; though it is recognized that in the small bedrooms one window is sufficient. Special emphasis is placed upon the desirability of cross-ventilation to secure moving air, and it is pointed out that this should be as direct as possible and it is suggested that where practicable communicating doors be provided between bedrooms for this purpose; that where this is not possible transoms be provided, and doors and windows be so located as to make cross-ventilation as nearly direct as possible.

Plumbing

The best practice in plumbing requirements is followed. The house drain under the house and 5 feet outside of it is required to be of extra heavy cast iron. Soil and waste lines similarly are recommended to be either extra heavy cast iron or genuine wrought iron and are required to be extended through the roof. One departure from the usual plumbing practice, and one which will appeal to architects as an economy and as a practical measure, is the permission to use a 3-inch soil stack where not more than two waterclosets are placed on one stack. Antiquated types of fixtures are naturally barred out. Plunger, pan, long-hopper and range closets are prohibited; and waterclosets are required to be of porcelain and either wash-down, syphon or syphon-jet type, in all cases with an individual flush tank. The new type of open-front seat so important in preventing venereal disease is recommended. Outdoor waterclosets are absolutely prohibited, as are privies; cellar waterclosets are to be permitted only where they are supplementary to the accommodations required under the Standards, and even then must be constructed under conditions which will not give rise to abuse. One very important requirement is that access shall be had to all watercloset compartments either from a hall or vestibule and never solely from a room. This is essential for privacy. Wooden sinks and wooden wash-trays are barred out. Hot and cold water supply is to be provided for all fixtures. Exposed pipes are preferred, though not always required, and when exposed preference is expressed for the use of wrought iron. Special emphasis is laid upon the desirability of concentrating pipes where possible, and especially in Northern climates, in keeping them away from outside walls so as to avoid freezing.

Height of Buildings

Single-family houses are to be kept down to two and one-half stories in height and two-family houses are limited to two stories. All other types of buildings—namely, tenement houses and hotels and lodging houses—are limited to four stories. While cellars are not required in all cases, nor are they to be deemed essential under the whole house in the case of private dwellings and two-

family houses, a minimum height of 6 feet 6 inches is required and all cellars must be well lighted with good cross-ventilation and dry and well paved. Where cellars are omitted the house has to be set up on posts, stones or a wall, at least 2 feet above the ground, and this space is required to be drained, enclosed and ventilated.

Rooms

An attempt is made to guide the architectural profession as to what is the best practice and the desires of the working population with regard to room accommodation. In workmen's dwellings that have been commercially built in this country a mistake has often been made in the past in providing too many rooms; the six-room and seven-room house predominating to a very large extent. The average workman does not want so many rooms. With a normal family he cannot use so many rooms and the result is that he is often induced to take in roomers or lodgers; the temptation to use the extra rooms in this way being almost irresistible. Moreover, the average mechanic does not wish to spend money necessary to furnish so many rooms, nor can he afford to heat them, nor does his wife wish to take care of so many rooms. In the case of "common labor," as a rule the workman cannot afford to pay for more than four rooms, though he generally is forced in most parts of the country to rent a house containing either five, six or seven rooms.

With full recognition of these facts the Housing Administration has suggested in the case of the single-family and two-family houses that the best type of house for the higher paid worker is a five-room type consisting of parlor, large kitchen, three bedrooms and bathroom. As an alternative type of house it is suggested that in place of a large kitchen a dining-room and kitchenette may be provided. Architects are cautioned against providing many houses of the four-room type for the higher paid workers. In some cases where there are small families these will be desired, but as a rule the higher paid worker should have at least five rooms. A similar caution is urged with regard to the six-room type of house consisting of parlor, dining room, kitchen and three bedrooms and bath. The Administration states that such a type is suited only for abnormally large families and

should be provided sparingly. It adds that for the lower paid workers the four-room type of house is the desirable type and that it should consist of a parlor, a kitchen, two bedrooms, and a bathroom. An interesting provision is found in the requirement that where a house has more than seven rooms it is to be treated as Type 3, viz., a single-family house with rooms for lodgers or boarders. This means that the additional bedrooms must be so arranged and located as to insure privacy of access for boarders, and privacy of toilet accommodations. In such houses it is required that lodgers shall have access to their bedrooms and to a separate watercloset compartment without having to pass through the rooms designed for the use of the family. This will do away with the very serious evils that now exist in connection with the practice of taking roomers in workingmen's dwellings.

Size of Rooms

In many workingmen's houses that have been built in the past the rooms are frequently too small. In order to bring about economy of construction, and also sometimes because of disadvantageous lot units, and in the case of the speculative builder a desire to "skin the job" as much as possible, has led to the construction of houses with rooms of inadequate size. The Housing Administration in order to prevent this kind of evil in Government construction, imposes a minimum size for bedrooms in private dwellings, two-family houses and tenement houses, of 80 square feet, with a minimum width of 7 feet. In lodging houses and hotels it permits individual bedrooms as narrow as six feet in width and as small as 60 square feet in area, though it recommends in such types of buildings bedrooms of 70 square feet in area with a 7-foot width as a minimum. In all family dwellings, whether private house, two-family house or the tenement, one large bedroom is required to be provided of a size not less than 10 by 12 feet and preferably not larger than 12 by 14 feet.

Some architects in their desire to give ample space, sometimes provide rooms that are too large. In order to avoid this certain maximum sizes are indicated. This is quite important; for, the bedroom that is too large encourages the taking in of roomers and

lodgers and is used practically as a dormitory. The house that has too large rooms is also unattractive to the workingman, who finds it difficult and expensive to heat, and he also finds that the ordinary furniture such as he can buy in the department store or such as he possesses, will not fit it. This is an important consideration to the workingman; in fact, a room that will nicely take a 9x12 rug will be found to be the size room that the workingman will generally desire. For these reasons the Administration has suggested a maximum size for all of the large rooms—namely, parlor, dining room, kitchen and large bedroom—of 12 by 14 feet, with a minimum size for these rooms of 10 by 12 feet. Kitchenettes are permitted only where there is a separate dining-room. In such case the kitchenette may be as small as 6 feet in width with a minimum area of 70 square feet.

Height of Rooms

In private dwellings and two-family houses, as well as in lodging houses and hotels, rooms 8 feet high are permitted. In the latter class of buildings the public rooms are required to be from 9 to 12 feet in height. In tenement houses, following the practice in most cities and the standards of most tenement house laws, a clear height of 9 feet is required for all rooms. Attic rooms are encouraged in order to make possible the greater use of houses with pitched and gambrel roofs; but an attempt is made, however, to prevent such rooms from becoming either unsanitary or uncomfortable because of lack of proper ventilation, or of inadequate height, or too great heat in summer.

In all cases a roof air space of at least 8 inches is required between the top of the ceiling and the under side of the roof; this space to be provided with adequate waterproof openings for ventilation at both ends, if practicable. In addition, where there are attic rooms it is required that there shall be a height of 8 feet throughout a floor area of at least 40 square feet; that there shall also be a clear height of not less than 6 feet over an area of at least 80 square feet, with a minimum width of 7 feet throughout that area. The practice of filling up the attic in a private dwelling with roomers is discouraged by the requirement that in two and one-half story houses a single bedroom only may be provided in the attic.

Fire Protection

Every building over three stories high must be a fireproof building throughout. In the hotels and lodging houses for both men and women the buildings are required to be divided up at intervals of approximately 3,000 square feet by fire walls of brick, terra cotta, stone or concrete, with fireproof self-closing doors at all openings. In hotels and lodging houses the stairs and stair halls are required to be fireproof and enclosed in walls of brick, terra cotta, stone or concrete with fireproof self-closing doors at all openings. Dumb-waiters and elevators are not permitted in stair enclosures, but are required to be enclosed in separate fireproof shafts with fireproof doors, those for dumb-waiters to be self-closing. In these types of houses inside cellar stairs are permitted, but are required to be enclosed similarly with fireproof walls with self-closing fireproof doors.

Means of Egress

In hotels and lodging houses for both men and women additional means of egress to the street or yard must be provided either by an additional flight of stairs, by a fire tower or by a stair fire-escape. The fire-escape is considered the least desirable method. Such additional means of egress are required to be remote from the main stairs and to be separated from it and from the other parts of the building by fireproof walls, with fireproof self-closing doors at all openings, and to be so located that no room shall be more than 40 feet away from a means of egress. Similar provisions are made with regard to tenement houses except that, of course, in this class of building the egress is required to be direct from each apartment or flat instead of from a public hall.

Some Unique Features

Hotels and lodging houses for both men and women, especially for women, present some novel features which the writer believes will become the accepted type for buildings of this kind. The type of building itself, a city hotel for working men and

working women, is a new type and there has been comparatively little experience on which to base conclusions. What experience there has been, however, has been freely availed of. Some of the interesting features of the women's lodging house and hotel which may be cited are the following:

First, the suggestion that a girls' lodging house or hotel should provide accommodations for not less than 75 girls; that it is uneconomic to house less, and that similarly it should not contain more than 150 girls, as it has been found with more than that number the difficulties in management and supervision are too great. The same considerations do not apply in the case of men.

The providing of so called "beau parlors" in the women's lodging houses or hotels where the girls can receive their men callers under proper conditions and yet be under the observance at least of the matron, without embarrassing the girl, is one of the interesting and admirable features that have been worked out.

In addition, the arrangement is suggested that on the first floor of such buildings there shall be provided a matron's office so placed as to oversee the single entrance and the access to the sleeping quarters. A kitchenette, a sitting-room and a sewing-room are to be provided on at least alternate room floors so as to give the girls a chance to make candy and to cook up such midnight messes as are dear to the heart of youth. The opportunity also to sit and do their mending without having to go down stairs is an important one. Similarly, provision is made for a room, preferably in the basement, where the girls can wash their clothes.

The hotel type corresponds very closely to the lodging house type except that in addition it is required to have a dining-room and cafeteria with the necessary pantry, service rooms and kitchen.

One interesting detail that differentiates the women's lodging house from the men's is the requirement that in the women's general lavatory on each floor there shall be partitions between wash-basins extending up five feet from the floor so as to give privacy. This is not found necessary with the men. Similarly, with the men, showers are provided but for the women these are required to be body showers.

To Sum Up

The country is to be congratulated upon the care, skill and wisdom with which Mr. Eidlitz and his associates in the Housing Administration have done their work. While the Standards which they have adopted represent in some respects important departures and advances over practice in the past, none of them can be said to be either extreme or idealistic. They are all eminently practical and represent sound common sense. The work has been well done.

ENGLAND ADOPTS HOUSING STANDARDS

It is interesting to note that almost simultaneously with the adoption by the United States Housing Administration of the standards referred to above, the English Housing and Town Planning Council in conference at Leamington, adopted a very complete report on the housing question in general in which specific standards likewise were prescribed.

Two significant conclusions at which the Conference arrived were: first, that with the exercise of architectural skill in designing, the cost of a well-designed and well-planned cottage need not be substantially greater than the "brick box" built in rows abutting on a street; second, that though the standardization of the component parts of a building is useful, standardized houses are tiresomely monotonous,—only a little better than those of the present industrial areas of great cities, and therefore should be condemned.

The following recommendations with regard to plans, materials and other features of construction were adopted by the Council as points upon the observance of which all local authorities should insist in connection with the building of workmen's dwellings:

1. The houses should be broad, rather than deep, in order to secure that all the rooms shall have ample light. This will involve the giving of increased frontages, but the additional cost can be met by economy in road construction under modern town planning conditions.

2. Back extensions are better avoided, and all the rooms should be brought under the main roof. In the old type of

workmen's cottage the room most used is generally the most gloomy. The kitchen-living room is the workroom of the wife, and should be the sunniest and pleasantest room in the house.

3. Three bedrooms should be provided in all the new houses. There are hundreds of thousands of two-bedroom cottages in existence, and the members of the conference therefore take the view that the cottages now to be built should be of three-bedroom type.

4. The houses should, as a rule, be provided with parlors. The working people of this country know what they want in this respect, and the great majority desire the parlor cottage. Wherever possible this desire should be met, whilst securing at the same time that the kitchen-living room shall be of ample size and the sunniest and most cheerful room in the house.

5. Each house should have a bath, with provision for hot water supply, either in a separate bathroom or in the scullery.

6. Ample window space should be given, and the windows should be carried as near to the ceiling as possible.

7. Where the by-laws do not already demand it, an impervious layer of concrete, or other approved impervious material, should be laid under all floors to prevent damp rising, and the proper damp-proof course should be provided to all walls. The neglect of these elementary conditions of good cottage building has been responsible for much suffering amongst the poor in both urban and rural districts.

8. The level of the ground floor of the house should be above the level of the ground immediately surrounding it. The members of the conference suggest that in the case of all housing schemes for which subsidies are granted the government should insist that the necessary safeguards described in 7 and 8 should be adopted where the by-laws or methods in operation do not already require them.

9. The assistance of women with close knowledge of household economy should be sought in regard to details of interior construction, such as the design of the stairs, the

provision of cupboards, larders and storage accommodation. These and other minor details occupy a prominent place in the domestic economy of the home, and should, therefore, receive great care and attention.

LANDLORDS CHARGED WITH EXPLOITING WORKERS

The Housing Commission appointed some months ago by Governor Holcomb of Connecticut to inquire into alleged rent profiteering in Waterbury, a munitions center, submitted a report on April 10 which declared that a small group of landlords had "in cold blood extracted the full advantage for themselves out of the economic situation and the imperative need of the workmen."

The report credits a majority of the landlords with a refusal to take advantage of the opportunity to charge exorbitant rents. Many of the offending landlords, besides charging high rents, have maintained disgracefully unhealthful conditions, it is charged.

Explanation of the housing shortage which brought about the conditions necessitating an investigation is found in the fact that Waterbury increased in population by 6,000 families in a given period while housing facilities increased for but 2,000. In 102 tenement rental inquiries the average percentage of increase was 84. In the renting of rooms the average increase was 81 per cent.

Specific instances were cited. In one case the rent of a tenement of 5 small rooms used by a family of 5, with 10 roomers (two beds in each room except the kitchen) was raised from \$13 to \$30. In other cases the rent of a three-room tenement was raised from \$6.50 to \$16 and of a six-room tenement from \$15 or \$18 to \$35 or \$45.

MUNICIPAL HOUSING SCHEME PROPOSED IN NEW YORK

Radical steps not only to make it possible for municipalities of the first and second class to engage in housing but to compel them to do so were proposed in a bill introduced dur-

ing the last session of the New York Legislature by Assemblyman Feigenbaum.

The measure, which took the form of an amendment of the general city law, contemplated the immediate condemnation and acquisition by the city of all land within the city limits not yet built upon nor with building operations under way, the purchase price not to exceed the assessed valuation of the property.

Progressive absorption by the city of other lands was made possible by the further provision that "wherever a building used as a dwelling shall have been condemned for violation of the various provisions of the tenement house law, the sanitary code, the health codes, the various ordinances of the city, or for any other reason, the land whereon such building stands shall also be condemned, and shall be taken over by the city."

Upon the land thus acquired the city was to build houses to be rented at cost, cost to be determined by amortizing the cost of the land and of erecting the buildings and of all necessary administrative expenses over a period of 50 years and adding to each annual increment a sum sufficient to pay for depreciation, repairs, rentals, replacements and administration.

With regard to the types of houses the measure stipulated that "Houses shall be erected in various parts of the city, and shall conform in style to the style of dwellings generally prevalent in the section in which they are built; apartment houses in thickly settled sections of the city, and frame houses and cottages in suburban and unsettled sections. Buildings shall be erected to conform strictly to the sanitary and building codes, they shall be up-to-date in every detail, with hot and cold water, gas and electricity, modern and sanitary plumbing, clean and economical heating system, and shall be built to accommodate persons desiring apartments of varying numbers of rooms and of varying rents.

Entire charge of the acquisition of land, erection of building and their management was to be placed in the hands of a Dwelling Commission to be established in every city of the first and second class and to consist of a Commissioner and such deputies as the needs of the city required. The Commissioner was to be elected at the general election in November,

his administration to be coincident with that of the mayor. He was to be required to give bond for the faithful performance of his duties. Any persons, however, who, at the time the measure became a law, or within five years previous to that time, was or had been engaged in the real estate or building business or was or had been in any way financially interested in building or renting of houses was to be held ineligible for the office of Commissioner.

Relative to management it was prescribed that "Rules of conduct for tenants shall be enforced which shall be reasonable, and which shall permit tenants complete freedom of action, except insofar as they do not become obnoxious to their neighbors and thus become a public nuisance. No one shall be denied the right to live in any house or in any neighborhood because of race, color, religion, politics, social affiliations or because of the number of his children."

Funds for carrying out the provisions of this act, were to be raised by taxation. Where, however, the amount raised by taxation should not be sufficient, temporary certificates of indebtedness (municipal bonds) were to be issued and sold in anticipation of taxes, the obligations thus assumed to be paid out of the rents received by the city for the use of dwellings.

Introduced in the Assembly on February 11, the bill was referred after one reading to the Committee on Affairs of Cities and died there.

INNOVATION IN SMALL HOUSE DESIGN

Several innovations which appear to have more than novelty to recommend them to the attention of persons practically interested in the problem of the low-cost house, have been introduced in a row of dwellings erected in New Orleans by Rowland Otis. The problem which Mr. Otis set himself to solve was, in his words, "to build a workingman's house on the minimum width city lot without any sacrifice of the essentials of good housing—economy of floor space, light, through ventilation and privacy."

The apartments, which are four in number, contain five rooms each, bath and basement. The building is two stories

high and each house occupies a lot 13 feet, 6 inches by 60 feet. There are no alleys at the side or at the rear, the service entrance being through the basement door opening directly on the street. There is a set-back line of 12 feet to the front wall.

Of frame construction with flat roof covered with tar and gravel, the cost of construction for four apartments was \$8,000. The cost of land was \$800. The houses were built in July of last year and have been occupied ever since, the gross rent collected from them being \$980.

Describing the distinctive features of the houses Mr. Otis writes, "The several novel features of these houses—features which tend to reduce the cost without in any way sacrificing the essentials of good housing, light and ventilation, convenience of arrangement and privacy are these:

First.—The departure from the usual type of party wall. The dividing wall between two separate dwellings does not extend straight through from front to rear as is usually the case. Nor is the dividing wall between the second story located directly over the wall dividing the first story. The two adjoining houses are, so to speak, dove-tailed one into the other. By this simple device there is obtained great flexibility in the planning. Each room can be made exactly the size desired—neither wastefully large nor impracticably small; the halls can be reduced to a minimum; the stairs and closets disposed of in a way to cause the least possible waste of valuable outside wall space; the necessity for expensive outside projections avoided; and, finally, land economized by being able to build a satisfactory house on a very narrow frontage.

Second.—The service entrance is through the basement direct from the street. This is a more convenient arrangement than an entrance from a back alley, and a saving in cost of land and paving.

Third.—The very small size of the kitchen, 6 ft. x 7 ft. Especial pains were taken to insure good ventilation by placing a register in the ceiling—opening to the outer air—in addition to the two small casement windows. In practice, these kitchenettes have not proved inconveniently small, nor uncomfortably hot in summer in spite of the eight foot ceilings.

Fourth.—The insulation of the roof. These are flat tar and gravel which, although the cheapest and easiest repaired, are, ordinarily, insufferably hot in summer. This objection has been completely overcome by flooring the attic with rough boards, and ventilating with louvres on all sides. On the hottest summer afternoon, there is no difference noticeable between the rooms on the first floor and those directly under the roof. (I believe a thin layer of mineral wool spread on top of the plastering laths would be better and cheaper than the floor.).

Fifth.—Ventilation. All windows are casements, besides there is a large scuttle in each upper hall opening into the ventilated attic. The houses being only two rooms deep there is good through ventilation, and there is also a good current of air passing through the scuttles when the sun is heating up the flat roof. Most everyone supposed the end houses would prove much the coolest, but experience has proved this idea to be a mistaken one.

Sixth.—Sound Proofing. The partition walls between adjoining bedrooms are deadened as follows: two rows of studing are used with their faces lined up about an inch apart; the laths not being nailed to opposite faces of the same stud, the transmission of sound is prevented to a very considerable extent; and there is avoided one of the serious objections to double houses built of wood.

The two principal defects in this plan as shown by practical experience, have been:

First.—The crowding of the stairs. By making each house a few inches wider and lowering the heights of the ceiling a few inches, the objectionable winders in the stairs would be eliminated.

Second.—The location of the chimney. Placing it in the closet back of the stairs would be an improvement."

SANITARY REGULATION OF LABOR CAMPS

Basing its report on an investigation of the living conditions in 108 labor camps in the state containing a population

of 7,172 at the time of the survey, the Industrial Commission of Ohio makes the following suggestions for the improvement of conditions, recognizing that 90% of the camps are temporary, making it advisable to keep at a minimum the expense incident to such improvement:

General layout.—Well-drained site.

Water supply.—Satisfactory by frequent analysis. Sufficient in quantity. Stored in tightly covered receptacles from which drawn off by faucet.

Heat and light.—Sufficient to insure reasonable comfort.

Toilets.—One seat to 20 persons. Fly-proof construction. Sewer connections where available. In other cases containers emptied and cleansed regularly with lime, earth, ashes, crude oil, or other means of keeping down nuisance. Separate means designated by signs for use of women.

Kitchen and other wastes.—Covered metal containers for collection. Regular disposal by incineration, cesspool, burial, or as feed for chickens or hogs.

Stables.—At least 150 feet from other buildings. Frequent removal of manures or composting pits for their accumulation.

Bathing.—Provision in or near sleeping quarters of a place where warm water baths may be taken with reasonable frequency and privacy. Facilities for regular daily washing to be ample and in convenient location for use. Soap and towels to be furnished without charge.

Food supplies.—Screened storage places. Refrigeration for perishables. No goods open in stores to contamination.

Laundry.—Some means of to be provided in every camp.

Housing.—Floors must be kept in such repair that they may be kept sanitary. If built of wood, an under air circulation must be arranged. Roofs and sides must be rainproof. Windows and doors to be provided with screening and with

necessary protection against intruders. No windows to be barred or fastened down in such a way as to prevent opening. Springs or coils for self-closing to be supplied on screen and other doors in all buildings.

No part partitions to be used in any new structures. Approximately 400 cubic feet of sleeping space to be allowed each person.

Separate dining and kitchen quarters to be maintained at a distance of at least 100 feet from sleeping quarters, wherever practicable. If both occur under same roof, means of communication between them to be kept carefully closed at all hours.

Bunks.—Preferably steel. No triple tiers except under unusually favorable conditions. Two-foot aisles between and not nearer than 1 foot to floors. No exchanges between men, and some number or tab system to prevent same.

Bedding.—Must be sufficient in quantity and in proper sanitary condition. Subject to destruction where found totally unfit for use. Where straw is used, it should be changed weekly.

Housekeeping practices.—Sweeping compounds should be used. Bunks and bedding and the cars or rooms in which they are kept should be thoroughly fumigated each week. Except in extreme severity of weather, windows in sleeping quarters and inside toilets should be kept open at both top and bottom at least four hours daily. Roller towels should give place to paper or other individual ones. Cooks and assistants should wear clean clothing while at work. Spittoons should be provided and kept cleanly.

Sickness.—Contagious disease should be at once reported to the proper authorities and patients so afflicted segregated until other arrangement is made. No person suffering from or convalescent from sickness to be allowed to handle foods.

Commissaries and company stores.—Discontinuance of practice of sleeping among supplies. Prices of all articles offered for sale to be plainly marked thereon. Itemized list

of deductions to be rendered to workmen before statements of same are forwarded to paymaster.

Employment contracts.—Each laborer to receive written contract stating wage terms, transportation and other charges, and employment agency fee.

Central authority.—The responsibility for hygienic conditions and the justice of business practice in camps within the State shall be deemed to reside in those parties for whom the work is being done. No subletting of boarding, rooming, or other privilege shall alter this.

The results of the survey are summarized as follows in the Monthly Review of the U. S. Bureau of Labor Statistics for April:

The data in this report were collected in April and May, 1917, and cover 17 construction camps, 67 railroad camps, and 24 factory and mill camps. Although not stated, the inquiry appears to have been prompted by written and verbal complaints by laborers who have told of certain unsanitary features surrounding their mode of life or have referred to unfair contract or wage payment methods followed by the proprietors. There was no attempt, it is stated, to make a study of wage and hour conditions or degrees of skill required for varying types of labor performed, the schedule providing chiefly for a sanitary survey.

The first important fact noted is the high percentage of labor turnover, indicated by the showing that in 39 camps, or 44.3 per cent of those for which information on this point was obtained, the laborers remained one month or less, and in 10 camps (11.4 per cent) the average length of residence was one day. It is intimated in this connection that a systematic practice of job selling, indulged in by foreign "straw bosses" who can speak English and who victimize their fellow countrymen who cannot speak English, is responsible for this high labor turnover.

Sleeping quarters were found to be greatly crowded, the beds being generally vermin infected, and the men being

bunked under conditions which allow, on the whole, an inadequate per capita air space. For example, in railroad camps 2,877 men were allowed less than 300 cubic feet of air space each; only 100 were allowed over 500 cubic feet each.

The boarding service is furnished (1) by the companies, (2) by commissaries who bid for the concession, and (3) by the workmen themselves. In one-third of the camps inspected the board was furnished by commissaries. Charges for board were found to vary from \$3 to \$6 per week. The report does not comment on the quantity or quality of the food served but suggests considerable carelessness on the part of cooks and their helpers in the handling and preparation of the food. Washing facilities were in many instances not conveniently situated.

In commenting on the care of the sick the report states that the greater factory camps require physical examination and vaccination at the time of entrance and provide care during lost time resulting from both. Hospitals and contagious hospitals are provided with separate service for Negroes where any are employed. Construction camps carry their injured to a doctor or hospital but do not often assume much responsibility for the sick, while railroad camps sometimes send men home on paid transportation or to regular company physicians. These camp laborers, it was found, are frequently attacked by pneumonia.

AFTER-THE-WAR HOUSING IN BRITAIN

According to information received by the National Lumber Manufacturers' Association, the housing authorities of Great Britain recommend that special action be taken to secure the cutting and seasoning without delay of timber in New Foundland, Canada and other parts of the Empire and in the United States, so that this material may be ready for building purposes as soon as the war closes.

In order to house the working classes of England and Wales after the war, the same authorities say, financial assistance from the British Government will be needed in the construction of 300,000 houses; 200,000 in urban areas and 100,000 in rural districts.

Additional housing is also needed in Scotland, and even this program will no more than make up for the shortage of new houses directly due to the cessation of building activities during the war. There still remains to be met the need for the new construction necessary to do away with unwholesome and overcrowded conditions in both town and country.

HOUSING CAUSE ADVANCED A GENERATION

That the War, which has been "The Great Precipitator" has advanced the cause of better housing at least a generation, is pointed out by Noble Foster Hoggson, writing in the "Record and Guide," New York.

"A challenge not only to the sound judgment, but to the idealism of the American business man, lies in what has come to be called the 'industrial housing problem,'" writes Mr. Hoggson. "Behind these matter-of-fact words is a world of vital significance affecting the greater, more efficient, more beautiful America, for which forward-looking men are beginning, in a large way, to plan.

"The solution lies neither in sentiment alone nor in unmitigated business sense. It is comprehended, however, in that mixture of the two qualities which makes for the greatest social value and personal success in industry.

"The practice of providing suitable homes for workers is in its infancy in America. England has solved the problem with characteristic British slowness and thoroughness. The war, however, has been the 'Great Precipitator.' The housing problem in the United States has been moved up at least a generation. Where yesterday it was with many industrial organizations a matter of sentiment or casual experiment, today it is a problem of grim necessity.

"There is no need to point out the obvious fact that the competition for labor in the United States is stiffening daily. The appeals for conscription of labor, the efforts of manufacturers to prevent competitive bidding for labor, the general but usually mistaken complaint of labor shortage—all bear witness to this fact. Far more practicable than all the solutions thus far offered is proper housing.

"Home ties mean contentment. If they do not they are not ties for long. They mean attachment to locality; they mean a vital interest in the community; they mean, most of all, a sense of security, which implies permanence, comfort and enthusiasm in one's surroundings.

"The problem of housing, then, is, first of all, one for the employer. It is also one for the community, and particularly for those members of the community who profit most by its healthy, sound and consistent growth.

"The new world contact which has been thrust upon us within the last few years brings an obligation to create a new, more beautiful, more efficient, more glorious America. The foundation of that America must be labor—well-paid, contented labor; and only such labor can be depended upon in the period of all-inclusive readjustments and reconstruction, which may be thrust upon us at any time by the end of the world war. Proper housing—housing that, no matter who the laborer or what his habits, creates the permanent home sense—will be an important determining factor in the situation.

"We have built our nation by aid to homesteading farmers. One of our chief privileges and obligations today is to apply ourselves to the problem of adequately homing, not housing, labor to the future greatness and glory of America."

BUFFALO BUILDERS FAVOR ZONING

The Builders' Association Exchange of Buffalo recently adopted the following resolution:

Whereas the Builders' Exchange of the City of Buffalo, as a business and civic organization, is vitally interested in all that concerns the welfare of the city, and

Whereas there is now pending before the Board of Councilmen of Buffalo a proposed ordinance creating a Commission on City Planning and Zoning, and

Whereas we believe the creation of such commission to be for the betterment of Buffalo and its citizens, therefore be it

Resolved, that the Builders' Association Exchange of the City of Buffalo does heartily approve the adoption by our City Council of an ordinance creating a Commission on City Plan-

ning and Zoning, and that we pledge our full support to such Commission, and be it further

Resolved, that the Civic Center Committee of the Exchange be and hereby are requested to attend such hearings as may be held on the proposed ordinance and there express to the Council of the City of Buffalo the sentiments of this Exchange as set forth in this resolution.

COUNTY HEALTH UNITS

Establishment of county health units, the employment of full-time county health officers and the abolition of the offices of local health officers in a county thus re-organized was the object of a bill introduced in the New York Legislature on March 6 by Senator Whitney—at the instance, presumably, of the State Board of Health.

This bill provided that the Board of Supervisors of any county should have the power to establish such a county as a separate health district and should thereupon appoint a board of health to consist of seven members, one of whom should be a duly licensed physician, one a member of the bar of the state of New York and one a graduate civil engineer. Such board should have all the powers and duties of other boards of health and should be charged with the appointment of a county health officer, not a member of the board, who should be a duly licensed physician. A salary sufficient to make possible the employment of a man of superior qualifications was stipulated.

Though the bill never came out of the Committee on Public Health to which it was referred it undoubtedly is the forerunner of future legislation along that line, for such re-organization of rural health work has much to recommend it. Not only would centralization make possible the co-ordination of plans, methods and activities in a given locality, which is so necessary to effective work, but it probably would prove a great economy from the financial standpoint, for by abolishing local health offices it would make possible the elimination of the duplication of office staffs and running expenses. Last, but not least, it would eliminate, to a great extent, the play of petty local politics which is one of the great obstacles to effective administration of health measures.

RENTERS ON STRIKE IN BROOKLYN

"An enterprising tent manufacturer might do a big stroke of business just now by offering tents at a low figure to tenement dwellers in Brownsville," suggests the New York Call of May 1. "Many families are on a rent strike in that section of Brooklyn, the households doubling up and even threatening to live in the streets rather than submit to the unjust demands of the landlords.

"If some 'real-estater' on Long Island should co-operate with the tent man, the Brownsville rent-strikers, joined as they would be by contingents from the Bronx and other sections of the city, might develop a colonization scheme that would attract attention.

"Whatever may or may not develop as the result of this rent strike, it is furnishing forceful illustrations of working-class solidarity. A news report of the occurrences states:

"'Entire blocks are being organized. The ousted tenant is welcomed with honors. The 'evicted' woman is the heroine of Brownsville today; no one has any use for the woman who is submissive and pays the rent. Scarcely a day passes that 12 or 15 families are not put out. They are not long on the street, however. A tenant in the same house welcomes a family or two into her own home. No sooner is the furniture of a family carried out than it is brought in again on another floor of the house, in the home of a tenant whose lease has not yet expired.'"

LOW INTEREST RATES FOR HOME BUILDING

The Jacksonville, Fla., Real Estate Board, through a special committee, has adopted the following resolutions:

Whereas, the following conditions are well known to exist in varying degree throughout the United States:

1. That there is a great need for a lower rate of interest on mortgage loans on homes, especially homes of wage-earners.

2. That the current interest rate in Jacksonville on homes costing \$3,000 and less, of 8 per cent on loans of 50 per cent of valuation, running for three years, and on which the borrower

pays a broker's commission of 2 per cent, in addition to attorneys' and abstracters' fees, makes the cost of securing money on mortgage so burdensome as to be almost prohibitive, thereby preventing many from undertaking the purchase or building of homes.

3. That the high cost of mortgage loans is one of the conditions directly responsible for the impermanence and transitory character of our laboring population.

4. That the industrial welfare and progress of our country would be greatly benefitted if ways and means could be provided that would enable our wage-earning population to purchase houses under a long-time loan plan with low rates of interest similar to the plan of the Federal Farm Loan Act. Therefore, be it

Resolved, That the Jacksonville Real Estate Board recommend to our representatives in Congress the enactment of the necessary legislation to create either an independent organization or a department of the Federal Farm Loan Banks whereby long-time loans at low rates of interest can be secured by home owners, especially the wage-earning class.

And that copies of this resolution be sent to the Real Estate Boards of the United States, with a request that they consider and adopt same, and when adopted to urge their representative in Congress to support the enactment of the necessary legislation to attain the objects of this resolution.

POSSIBLE RESULTS OF WAR HOUSING

Summarizing what he believes will be some of the possible results of war housing and Government participation therein, L. Ward Prince, in an address at the annual meeting of the Westchester County Realty Board in New York on March 25, said in part:

"One of the good after-results of war housing will be the standardization of workingmen's houses both in design and construction. The old idea that an attractive suburban development must be a hodge podge of Colonial, Queen Ann, and Mary Ann will not survive.

"Another effect will be to establish more firmly than ever the principle of amortization in loans.

"A lesson that our manufacturing interests will learn as a result of war housing is that right living conditions for their workmen is just as essential as the roof on their factory buildings. Every new enterprise will appropriate a definite sum for housing just as they set aside a fund for machinery or for factory buildings.

"The last lesson to be learned from war housing is that city planning is not just a beautiful dream but a real, practical, hard-headed business proposition. It pays. The organization of real estate men into societies and boards can have but one effect. Almost inevitably it results in a code of ethics and from that standard of professional conduct the smaller man and the new operator receive a very definite influence. The housing reformer must have the backing of the real estate dealer.

"Fight the man who talks to you about subdividing his suburban property into 25 foot lots. Do not favor any plan of subdivision that results in holding up the city or adjoining owners for expensive street openings. In subdivision work make your client feel his responsibility to the municipality and to the public generally. Make him understand that it pays to do this and if you cannot make him see it then let him get some agent outside of this board. Let our standard be high—the higher the better—and we will find that it pays in the long run."

ZONING PLAN FOR ST. LOUIS

The City Plan Commission of St. Louis has completed a tentative plan for the zoning of that city. It is now conducting a series of public meetings in various parts of the city at which the principles of zoning and the details of the proposed plan for St. Louis will be thoroughly explained. Expression of opinion is being sought from all interested.

At the conclusion of these conferences the Commission will prepare the final draft of the ordinance for presentation to the board of aldermen. It is the aim of the Commission to make the ordinance elastic by providing that a change in the type of building permitted in a given district may be petitioned for to the Board of Public Service.

Five kinds of districts have been described: First-class residence, permitting only single family dwellings and the usual accessories located on the same lot; second-class residence, permitting dwellings, apartment houses, hotels, boarding houses, churches, private clubs, hospitals, public or semi-public institutions of an educational, philanthropic or eleemosynary nature, police and fire stations; commercial districts, permitting the erection and use of shops or stores for wholesale or retail business, office buildings, places of amusement, etc.; industrial districts for factories or industries except certain specified objectionable industries; and unrestricted districts, which are thrown open to all these objectionable industries.

In a pamphlet, "Zoning for St. Louis," issued recently the Commission states the belief that the following results would attend the adoption of the plan:

1. It would give stability to property values, prevent the deterioration of neighborhoods, allow for necessary changes and prevent conditions of a shifting character.

2. It would segregate obnoxious trades, preserve the character of residential areas and stimulate the use of natural advantages for the purposes for which they are best adapted.

3. It would simplify traffic regulations and would expedite traffic; by the distribution of homes it would tend to eliminate congestion.

4. It would segregate factories along natural or artificial traffic lines. While providing for the general well-being of the public it would improve the living conditions of workers and aid in reducing the cost of living.

5. It would reduce the amount of insanitation and establish more equitable housing standards. It would contribute to the beauty of the community and aid in the economic administration of municipal problems.

HOUSING IN THE MUNICIPAL PROGRAM

"The Administration says that it seems neither the time nor the occasion to debate the question of a permanent housing

policy. It is the time of all times," said Frederick L. Ackerman speaking at a meeting of the Woman's Municipal League of New York City on March 6. He urged the league to throw the weight of its influence into a demand for an adequate solution of the war housing problem, a solution which will have permanent value.

"There was a serious shortage of workingmen's homes at the outbreak of the war," he continued. "Conditions will grow more acute as the war goes on, for all ordinary building operations have ceased. The same was true in England and knowing full well how she is at this moment organizing a program looking toward the erection of a million working class cottages after the war, as her first act of reconstruction, knowing that even Belgium has organized a ministry of reconstruction and is planning to erect over her ruins slumless cities for those who remain, it is pathetic indeed to witness how stupidly we blunder on making inadequate provision for the present, making no plans whatever for the future when this problem will have become so acute as to then demand, as now, ill-conceived, ill-considered emergency measures. Why do we refuse to recognize this problem? Why do we still refuse to prepare?

"Peace when it comes must be a better peace. Let us therefore now prepare so that Peace may not mean the mere accumulation of Unrest.

"So let us write into our Municipal program this rational idea:

A slumless city.

Adequate homes for every man, woman and child in the city, the state and the nation.

An adequate environment for these homes.

Light and air for all.

Space for recreation and for physical development.

The complete elimination of congestion.

"Lest this idea appear as a mere dream and not a program, let us translate it into terms of action, and demand:

"The enactment of a Housing and Town Planning law which will insure the proper planning and conservation of all areas, rural and urban in the State.

"Which will empower cities to clear slum areas and re-house the people thus removed.

"Which will provide that our collective capital, that is, State credit be used to assist limited dividend corporations properly organized for the purpose of erecting homes for the lowest paid wage earners.

"Which will create permanent State and permanent municipal bodies to administer this act.

"Let us also demand that a restriction far more drastic than that now contained in the Tenement House Law be placed upon the use of property as regards the number of families which may be housed upon an acre.

"Finally let us study thoughtfully what the western world has done, let us consider thoughtfully what England and Canada are now planning to do after the war; let us be content in doing no less."

RURAL HOUSING PROBLEMS

Through the Yates County Society for the Prevention of Cruelty to Children and the Yates County Children's Committee of the State Charities Aid, Yates County and the village of Penn Yan, N. Y., are starting a movement for a housing ordinance. Penn Yan with a population of about 5000, has no ordinance pertaining to housing. It is therefore impossible to enforce sanitary housing upon careless villagers. The Health Officer when approached on the subject stated that he had no authority to act where the inside of a house is concerned unless it affected public health. The Sanitary Inspector of the district suggested that the way to mend the situation was to secure a village ordinance through the town board.

Penn Yans' problem is typical of conditions existing in hundreds of rural communities and argues for the broadening of state laws to cover every building built for human occupancy.

PROPOSED ZONING SYSTEM FOR CHICAGO

Outlines of a plan for a zoning system for Chicago were presented at the monthly meeting of the Chicago Real Estate

Board in March by Edward J. Glackin, State Senator and Secretary of the Board of Local Improvements.

By an amendment of the Local Improvement Act, he would vest in the Board of Local Improvements the power to lay out zoning districts and restrict the class of buildings therein. After notice, to property owners of proposed restrictions in a given district, a hearing is to be held. Upon objection of 40% of the property owners within the district and those within 100 or 200 feet, the project is to be abandoned. If the improvement is ordered and a 40% protest is filed within 30 days it is likewise to be abandoned.

If the improvement be ordered an ordinance is to be submitted to the city council. After its passage a petition shall be filed in court and the Local Improvement Board shall file a statement showing all the property within the district and within 100 or 200 feet. Notices are then to be sent to property owners showing the proposed district, restrictions, etc., giving the time within which objections may be filed and damages shown, if any.

Commissioners are then to be appointed to investigate and report as to legal damage. They shall file, also an assessment roll for the total amount of damages which shall be spread against the property to be benefited.

A further notice shall be sent setting forth the total damage and amount of assessment against the various properties. A jury shall then pass upon the amount of the award and assessments, and if the assessment roll is confirmed, it shall be put into collection in the same way as provided for in assessments for condemnations. The recorder shall be required to take notice of the action of the court and mark in the record the zoning districts as adjudicated by the courts so that the purchaser of property will be advised of the restrictions.

CITY PLANNING ORDINANCE

Spokane has followed the example of several other Western cities in making plans for its future development. A recent ordinance provides for the appointment of a City Planning Commission of ten men including the city engineer, the mayor, and the head of the park board.

INDIVIDUAL LIABILITY IN FIRES

Publicity material has been prepared by the National Fire Protection Association setting forth the present situation in regard to the campaign for the adoption of city ordinances placing the cost of extinguishing fires due to carelessness or neglect upon the person responsible. This material will be furnished to any members of the Association who can place it in local journals. The Association address is 87 Milk St., Boston.

ESSENTIAL STEPS IN HOUSING PROGRESS

Endeavoring to stimulate public opinion to follow up logically and effectively the housing survey of Des Moines made recently by Robert E. Todd, Dr. C. W. Reese, a leader in the movement for housing reform, in an address before the Federation of Women's Clubs on March 15 outlined the next three essential steps toward better housing for the city. They are as follows:

"First," he said, "is the formation of a state committee to father and push a state housing law. This committee should be composed of representatives from the State Relators' Association, the State Conference of Social Workers, State Chapter of American Architects' Association, State Federation of Labor, State organization of Chambers of Commerce, State Federation of Women's Clubs, etc.

"Second—The employment for next year by the Des Moines Housing Association of a full time executive secretary to put into operation much needed reforms in housing and living conditions in the city. The private report of Mr. Todd, not included in the printed report, shows the great need of such a worker. At least two years would be required for such a worker, in co-operation with the city council and property owners and tenants, to remedy such matters as may be remedied without a state housing law.

"Third—The assurance on the part of the housing and welfare forces of the city that the city council will have backing, support and co-operation in carrying out the constructive plan of 'center renovation' as suggested and outlined in Mr. Todd's printed report."

PERMANENT COMMITTEE ON COMPREHENSIVE PLANS

City Planning, Zoning and scientific regulation of building construction are some of the subjects which have received the intelligent attention of the Philadelphia Committee on Comprehensive Plans since its appointment in 1912. Various reports of the committee including the annual reports for 1914, 1915 and 1916, a Report on the Propositions of a Central Traffic Circuit, 1915, and Report on the Revision and Extension of the Street System in Southwest Philadelphia, 1917, have been received recently in the Association office and contain much of value to those interested in city planning and housing. The Committee was appointed under ordinance of February 17, 1912 to act as an advisory board to the Director of Public Works and to advise and suggest to the Mayor and the Director, plans for the physical and material improvement of the city. It has no executive powers but it includes in its membership officers of the municipality as well as representative citizens. The appointment of such a committee in other cities might exercise a powerful influence toward proper civic development.

FIRE-RESISTIVE CONSTRUCTION COSTS

Comprehensive data tending to show that the advantages of fire-resistive buildings can be secured for an additional cost of between 5 and 10% over the price that is now being paid for non-fire-resistive work, has been submitted to Secretary of War Baker by the Associated Metal Lath Manufacturers. Their object is to interest Administration officials in fire-resistive construction for war building operations.

BOSTON MAYOR FOR BETTER HOUSING

In his inaugural address delivered on February 4, Mayor Andrew J. Peters of Boston gave emphasis to the importance of improved housing and sanitation by calling attention to the fact that "the physical examinations of our army show clearly that lack of proper health facilities in many of our cities has proved disastrous."

"Improvements which are not strictly necessary," he said,

"must be postponed. We must, nevertheless, see to it that there shall be no slacking in our municipal service; that municipal sanitation shall be maintained at the highest point of efficiency; that progress shall be made in the solution of the housing problem.

"In our city housing conditions imperatively demand attention. Proper sanitary and living conditions are matters which the city should insist upon. Hospitals for tuberculosis patients, for the sick and injured, are supported by the city, but while we care for the victims we do too little to prevent those conditions, the results of which these hospitals seek to mitigate. Immediate steps should be taken to better the unsanitary conditions of our congested districts. . . . Adequate health inspection should be provided and power given to enforce the proper remedies. The greed of landlords must not be allowed to prevent the adequate safe-guarding of the health of our citizens."

CHAMBER OF COMMERCE HAS HOUSING PLAN

The Housing Committee of the Buffalo Chamber of Commerce has developed plans for a war housing enterprise in which it is endeavoring to interest local capital and to obtain Government Aid. The total cost of the scheme would be \$171,950 and would involve the improvement of $2 \frac{3}{5}$ acres of land adjacent to some of the larger industries and the erection of 24 houses of 4 apartments each. The cost per apartment is estimated at \$1,800. The cost of the land at \$5,000 per acre would be \$13,000 and of 1,495 feet of street development at \$10, \$14,950. The apartments would rent for \$15 per month in ordinary times, or \$16 less a bonus for good behavior at the end of the year of \$12. Under present conditions, it is figured, the apartments could be rented easily for \$18 to \$20. At \$15 the rental would be \$180 a year. This, for 96 apartments would produce \$17,280, a little more than 10 per cent on the estimated cost.

SAFEGUARDING AMERICA AGAINST FIRE

Under the above title the National Board of Fire Underwriters has issued a bulletin of unusual interest and one which might be read with profit by all property owners and prospective property owners. The fire losses of the United States for 1916 are classified by States and causes and the latter are divided into

groups termed "Strictly Preventable;" "Partly Preventable;" and "Unknown."

Wood shingle roofs together with defective chimneys and flues are responsible for more than \$20,000,000. of the country's total fire loss for the year in question.

Commenting upon this combination of hazards the bulletin says:

"Some of the fire causes are difficult to separate fully and clearly. Thus the \$12,724,317 of loss from defective chimneys and the \$7,355,047 from sparks on roofs, are closely associated. Both of them call special attention to the shingle roof hazard which is also so large a factor in nearly every conflagration. This hazard is present in an inexcusable degree in every part of the country, but in the southeastern section of the United States it is especially marked. For example, not long ago a representative of the National Board spent a day in the fire headquarters of a southern city of 35,000 people and took account of the nature of the alarms which came in while he was present. Out of the total of 16, one proved to be a false alarm but the other 15 were for genuine fires of which 14 were shingle roof fires. In this section the use of low-grade shingles is extensive. Such shingles swiftly deteriorate when exposed to the weather and give a ready lodging place to sparks, which fact, in view of the large use of wood for fuel, makes this danger excessive in many of the Southern States."

CITY COMMISSION FOR BETTER TYPE OF DWELLING

The City Commission of Dayton, Ohio, went on record recently as strongly favoring the construction of a superior type of house for skilled workmen rather than cheap tenement houses which could later be rented only to an undesirable class of people.

Mayor J. M. Sweitzer of Dayton announced some time ago that drastic measures would be taken to cut off spring building operations. President Charles S. Schnabel and Secretary William C. Weinman of the Builders' Exchange approached the Commissioners to ascertain their position in

the matter. The Commissioners asserted their willingness to co-operate with the building industry providing the type of construction were such as would meet with their approval.

The Real Estate Board of Dayton has undertaken a review of housing conditions and will submit a report to City Manager Waite.

PROPOSED INDUSTRIAL ENTERPRISE

The Four Wheel Drive Auto Company of Clintonville, Wis., which is at present engaged in the extensive manufacture of trucks for the United States and English Governments, is contemplating the building of an industrial community to consist of 400 to 600 houses for skilled artisans. Clintonville is a village, practically the only industry of which is the concern named. Having increased its working force to meet the demands of war work the company has felt the pinch of inadequate housing facilities. It is at present engaged in a study of the large industrial enterprises in the country.

WILL NOT EXTEND STATE AID

Efforts of the citizens of Holyoke, Lawrence, New Bedford, and Worcester, Massachusetts, failed to induce the Legislature during its recent session to spend \$50,000 in each of these cities on a housing experiment similar to that launched at Lowell. The House Committee on Social Welfare of the Massachusetts Legislature reported adversely on bills authorizing this expenditure.

TURN OUT HOUSES WITH WATCHMAKER'S SPEED

In an effort to assist the Government in solving the industrial housing problem, Charles H. Ingersoll, of the Ingersoll Watch Company, has submitted a proposal for speedy and economic construction of workmen's homes, according to the "Dow Service Daily Building Reports."

The first houses erected under the watchmaking plan are nearing completion at South Orange and the Self-Makers Colony at Unionville, near Summit, N. J. The finished houses

cost \$1,500 each, are two stories high, four and five rooms and bath and require six days to build, including the interior trim. Every bit of waste, even the sawdust is utilized in the construction of the building.

Skilled laborers necessary for the work are in the minority, unskilled and lesser-paid hands being principally employed.

PUBLIC OPINION AND WAR HOUSING

"Our Government does not want to spend the people's money in a way the people do not wish it spent. Unless we insist upon this housing problem being handled in the same manner that Germany handled it before the war and England and France have handled it since the war began, we are going to be left behind in the present struggle and in that other great commercial and economic war that is coming later," said Charles Collins, architect and Secretary of the Boston Society of Architects recently in an interview in the Boston Transcript.

"In the present crisis the Government is beginning to find that high wages alone will not hold labor at the huge new plants which in many cases are growing up in localities either far-removed from housing districts or in which the present housing facilities are being exploited or are too meager. Where a man has to do the same thing over and over every day he becomes dull and apathetic. Where he can only find housing in localities in which tenements, one just like the other extend in unbroken lines, his apathy is only increased. Monotony of labor can only be counteracted by variety outside of the factory. A man will come to his work every day with a new zeal and his output will be correspondingly increased if he lives in an environment of neat clean houses, architecturally placed and architecturally treated, houses with gardens if possible and on streets with green trees, occasional park spaces, and with such amusement places, clubs, churches and stores as are essential to any self-respecting community. This is not a philanthropic movement but a matter of dollars and cents to the great manufacturers. Moreover it may become a matter of life and death to this country unless public opinion is roused to a realization of the importance of this housing problem."

NEW INDUSTRIAL DEVELOPMENT IN BUFFALO

O. N. B. Augspurger, secretary and treasurer of the Maher Development Co., announced recently that a contract has been executed whereby 300 workmen's houses of the single-family type and of distinctive design will be built in Buffalo during the spring and summer. Mr. Augspurger said that work would be started at once on the construction of 30 such houses in the vicinity of the Curtiss and other plants, and that the contract called for the completion of 30 such houses a month until the 300 mark is reached.

TO PREVENT RENT PROFITEERING

In a bill to amend the general city law in relation to the renting of apartments in cities introduced in the New York Legislature in February by Assemblyman Garfinkel, it was proposed to prevent profiteering in rents by prohibiting any increase in rent for apartments over that now charged until May 1, 1919 and thereafter until the landlord should have given 30 days notice of an intention to raise the rent. Further stipulation was made that the sum of rent per month asked for at the time of renting an apartment or an apartment house dwelling should be the maximum amount per month for the 12 consecutive months ensuing unless an express agreement in writing be made to the contrary at the time of such renting. When the landlord intended at the expiration of such period, to raise the rent he was to have been required to give his tenant at least 30 days written notice to that effect.

The bill, which was referred to the Committee on Affairs of Cities, was never reported.

SYRACUSE TO CANVASS HOUSING SITUATION

A thorough investigation of housing conditions in Syracuse with a view to improving living conditions for workmen and making it possible for the city to obtain a much larger allotment of "war business" than it now has will be undertaken immediately as the result of a conference called on April 26 by Mayor Walter R. Stone, according to local press reports.

A committee representing the Chamber of Commerce and the Manufacturers' Association will go over with C. S. Congdon of the Syracuse Realty Board detailed plans for a city-wide survey.

Believing that Syracuse is not making the effort of which it is capable to get war business and that housing limitations will prove a serious disadvantage when the effort is made, Mayor Stone asked Mr. Congdon several weeks ago to make a preliminary investigation of the subject. His report was presented at the Conference. In part it was as follows:

"There is a shortage in the supply of houses for industrial workers. The constant stream of inquiries in our real estate offices indicates this.

"From 80 to 120 applications a day in one office; 20 to 30 in another, are examples. And these applications go unsupplied. Letters that I addressed to some of the big employers brought replies that emphasized the point.

"Other cities are confronting the same situation. Those cities that went after big war contracts prepared their factories, bought their materials and advertised for the men required. When these men came, it was found in almost every case that there was no place for them to live. What to do occupied the best thought and efforts of the community. Every supply was strained to the utmost, but unsatisfactory conditions and insanitary crowding resulted."

PHILADELPHIA ASSOCIATION MAKES STRIDES

At its annual meeting on March 13, the Philadelphia Housing Association had a larger attendance than at any previous similar meeting. Members and persons interested to the number of 243 gathered at the luncheon at the City Club at which Lawson Purdy and Owen Brainard of New York City and Joseph M. Richie, organizer, of the American Federation of Labor, spoke on various phases of the war housing problem and program.

The Association called attention to some of the work which it has done during the past year. It inspects and re-inspects from 1000 to 1300 properties a month and in 1917 secured 4244 corrections of violations of the law. Through persuasion of owners, after the authorities had been unable for a year to secure cor-

rections, it brought about improvements in 504 houses costing \$61,546. This alone is a commendable record. Besides this the Association has accomplished much in an educational way.

NEW YORK'S FIRST ZONE LAW HOTEL

The first hotel to be erected since the passage of the Zone Law and in compliance with its restrictions is the Hotel Hamilton on West Seventy-third Street. Plans for the building were prepared by Schwartz and Gross, Architects.

MEMBERSHIP CLASSIFICATION

As indicative of the kind and variety of interests represented on the membership rolls of the National Housing Association, the following classification, compiled on March 30, will be, it is believed, interesting to members:

Anti-Tuberculosis Associations.....	8
Architects	77
Brokers, Bankers and Securities Companies.....	13
Chambers of Commerce.....	47
Charity Organization and Miscellaneous Social Service and Civic Organizations	67
Citizen, Philanthropic and Co-operative Housing Companies	25
City Planners and Landscape Architects.....	33
Club Women.....	23
Contractors and Builders.....	26
Engineers	12
Health, Building, and Public Welfare Departments.....	37
Housing Experts, Investigators, Committees and Associations	56
Libraries and Reference Bureaus.....	74
Manufacturers Interested in Industrial Housing.....	82
Manufacturers of, and Dealers in, Building Materials.....	26
Philanthropists	13
Professional Men	47
Publications	27
Real Estate Men, Companies and Boards.....	49
Schools, Colleges, and Universities.....	18
Unclassified, Interest General.....	105
Total	865

COPIES OF VOL. I OF "HOUSING PROBLEMS IN AMERICA"

WANTED—The office of the National Housing Association has had several requests for copies of Vol. I, of "Housing Problems in America," now out of print. Members who have copies that they will be willing to dispose of will confer a favor upon the office by communicating with the office.

AMERICA'S OPPORTUNITY

"The United States government has an opportunity to teach manufacturers a lesson in housing factory workers which will never be forgotten," says an editorial in the Post Standard of Syracuse, New York.

"The American factory village is not a thing of beauty. The 'works' are built for efficiency and convenience and comfort. It is not an architectural ornament, because the necessities of the case usually forbid. The homes of the workers are located not far away, monotonous stretches of brick or frame designed to contain the greatest number of humankind in smallest space. There has, it is true, been great and encouraging improvement in recent years, due to a new appreciation of their duties by employers and to the new requirements of law. There has been more attention to sanitation, to ventilation, to roominess, to outdoor facilities for recreation of children. There has not been much attention given to appearance.

"The United States government is building cities to house the workers of war factories and shipyards. The work must be done hastily. It will not be done so hurriedly that there will not be sufficient attention given to the health of the workers, or to their domestic comfort. There is no good reason why there should not be some attention given to looks also. It takes no more time to build a street or a village of homes, which appeal to the eye, than it does to build a collection of abominations. There is no reason why the residential section of a factory town should not be attractive as a village of the 'leisure class' and if Uncle Sam takes the counsel of city planners it will be a lot more so."

Of the same tenor is the following communication, addressed by W. H. Oliver, to the New York Post.

"Of the problems confronting the Housing Committee, there are none of more importance, except it may be the sanitary arrangements, than those having to do with environment. It is well at all times to be practical, but as a thing can be too pretty to be useful, so, too, can one be so practical as to defeat the purpose of the effort.

"Stupendous as the task is, it must not stop with providing a place for an army of men to eat and sleep, but must provide as well surroundings that will promote contentment.

"Environment is a high-sounding word, but if we call it the things and influences that shape our thoughts and control our motives we give it more of an every-day meaning.

"The housing of our industrial workers, whether in war or peace times, cannot be considered alone in terms of the tape line, if we would encourage efficiency. The human element is with us at all times, and differs in men only in degree; and in the analysis of things, efficiency can come only after contentment.

"The daily routine of the industrial worker in all departments of human endeavor is more or less monotonous, and to some temperaments deadening in the extreme, and the real problem is how to harmonize the requirements of man's finer senses with the practical, and sometimes cold, demands of business.

"Recreation centers and amusements serve a purpose, but are only diversions. Man is a home animal, but let us not confuse the word 'home' with 'house', but rather give to each their own meaning; let us call a house a place of shelter, and a home one's dwelling-place and the abode of one's family, and at once the difference becomes apparent, and environment takes on a simpler but added meaning.

"It has been said that pretty homes and streets are no more expensive than ugly ones, and often less so, that the properly trained contractor would let his street follow the topography of the ground, winding over hills and making irregular plots with beautiful results, while the ordinary builder would make cuts, fills, and needlessly wide roadways at a great

cost and with hideous achievement ; in other words, one caters to, and takes into consideration the human make-up, without being impractical, the other sees only through the lens of commercialism, with all its cold and calculating ways.

"It is well to keep in mind also that color environment has much to do with contentment. Men once lived in huts and cabins, and while color environment was unknown to them, they had at least the fields, the flowers, and the hills that were not without their influence in controlling thought.

"A home may be simple, but it need not be crude, and in the housing problem those at the head of this work can well lean a little toward the aesthetic, even at the risk of being called sentimental and idealistic by the uninformed."

POLICE WOMAN URGES HOMES FOR GIRLS

That boarding homes for working girls is one of Seattle's most serious needs from the standpoint of her department is the declaration of Mrs. Blanch H. Mason, superintendent of the woman's protective division of the Seattle police department who plans to launch a drive for securing such homes in the near future.

"Hundreds of homeless working girls are living in insanitary, poorly ventilated rooms, eating foods that do not nourish and with no companionship save that which they can find on the street," says Mrs. Mason. To remedy this situation she would establish homes that would accommodate from twenty to thirty girls. These homes would be equipped with sanitary living quarters ; there would be properly cooked food and, under the supervision of a house mother, the girls would be protected from snares so frequently responsible for the downfall of many girls.

This plan, according to Mrs. Mason, is now in use in many of the larger cities, the homes being almost if not entirely self-supporting after they have been established. It is claimed that by pooling the amounts now paid for their individual room and board by the girls who would occupy such a home all would secure much more desirable quarters and could supply themselves with wholesome food.

An effort will be made by those interested in the work to secure the endowment of some such home or secure the donation of houses suitable for the purpose, rent free, while they are maintained in good repair and used for this purpose only.

PHILADELPHIA ARCHITECTS STUDY CITY PLANNING

Housing in its essential relationship to industrial development, to transportation and transit problems, and to city planning on a national scale, is well illustrated in the study now being made by the Philadelphia Chapter of the American Institute of Architects.

Starting with the problem of local housing conditions and their bearing upon the ship-building industry—to the solution of which the Chapter hoped to make a contribution—the study is leading to a vast planning scheme which involves the entire great industrial district bordering on the Delaware River, an area of approximately 60 square miles. It has unfolded logically from housing to transportation and thence to a comprehensive planning scheme involving Trenton, Bristol, Camden, Chester, Wilmington, Coatesville, Reading, Allentown, Bethlehem, Easton, and many smaller communities within that area.

In December the Committee on Workmen's Homes of the Chapter set itself to drawing up plans for a housing development, or a series of housing developments along a strip of water front between Philadelphia and Wilmington. This pointed immediately to a need for further development of transportation facilities, as it was maintained that the soundest housing development demanded that the projected communities be so located as to be readily accessible to any one of several factories, rather than to one.

In the course of the investigation relative to transportation it was discovered that freight destined for Philadelphia and for Trenton on the one hand, and Wilmington on the other, was being unloaded at Easton and Reading, 60 miles away, and delivered by motor trucks via Philadelphia. In order to divert this heavy traffic from Philadelphia streets,

the desirability at once appeared of diverting it at Conshohocken when its destination was Wilmington or Trenton or intervening river front towns. Thus came about a study of highway development and the possible extension of the use of motor trucks to relieve railway congestion. In a consideration of the problem of water transportation, a scheme was evolved for the port of Trenton which would eliminate the necessity of dredging the river, a course which had presented almost insurmountable difficulties.

At the request of the Mayor of Philadelphia, the Chapter is putting its study in such shape as to be effectively presentable at a convention of the governing authorities of the several communities involved, to be called at an early date by the City of Philadelphia.

CITY PLANNING COMMISSION FOR ST. PAUL

The recent housing survey of the City of St. Paul revealed aside from insanitary conditions due to the absence of adequate housing legislation, certain problems of City Planning which were the cause of the development of congestion, poor sanitary conditions, and an inadequate distribution of open spaces. Even prior to the enactment of the Housing Ordinance, Councilman Keller, realizing the necessity for proper control of the development of the city secured the passage of an ordinance providing for a City Planning Board, made up of twenty-five members. The Mayor, City Council, Corporation Attorney, City Engineer, and the Superintendent of Parks are ex-officio members of the Board. The remainder of the membership is made up of representative citizens interested and informed on the subject of City Planning.

As all matters relating to streets, open spaces, bridges, public buildings, and transportation must, according to the ordinance be submitted to the Planning Board before final approval of the Council, it is hoped that the discussions which might arise in considering various plans may have a telling influence upon the City Council in whose hands rests the final decisions regarding all city planning matters.

Mayor V. R. Irvin is Chairman of the Board, Louis Betz, who is also Chairman of the Citizen City Planning Committee, is Vice-Chairman and Carol Aronovici is Executive Secretary.

RENT EXEMPTIONS IN RUSSIA

The London Daily Mail's Petrograd correspondent, in a dispatch, gives an outline of the projected law respecting housing as printed in the Pradva, according to which every person paying a rent below 1200 rubles is exempted from paying rent for the next six months. Lodgers renting rooms are also to be exempted, and evictions will not be permitted without a decision of the Revolutionary Court.

NEW TOWN PLANNING ASSOCIATION IN VICTORIA

Following the Australian Town Planning Conference held at Adelaide in October, the working committee of the Victorian Executive at its first meeting after the Conference, recommended the formation of a strong and active Town Planning association in Victoria. To this end the professional societies representing architecture, engineering, surveying, law, medicine and commerce, were invited to send delegates to the rooms of the Institute of Architects on March 7, 1918, writes J. C. Morrell of the Public Works Department of Melbourne.

Those who attended were enthusiastic and unanimous as to the desirability of forming the association. The Lord Mayor of Melbourne, who is an architect, was elected president, and the Mayors of the three principal inland cities, Ballarat, Bendigo, and Gellong, are among the vice-presidents. Similar associations have been or are being formed in other cities, and it is very probable that after the next annual conference to be held in Brisbane this year, an Australian Town Planning and Housing Institute will be formed. The objects of the Victorian Town Planning Association, as stated in the Constitution adopted on March 7, are:

(a) To promote Town Planning and Civic Development and Improvement, and to do all things allied thereto which will conduce to the healthy and reasonable surroundings of people during work or leisure.

(b) To improve housing and sanitation.

(c) To promote garden cities and garden suburbs.

(d) To collect and disseminate information as to the above.

(e) To educate public opinion on above matters.

(f) To influence and promote legislation.

(g) To improve local by-laws.

THE ADVERTISER AND INDUSTRIAL HOUSING

At once amusing and significant is the sudden prominence given to industrial housing in the advertising columns of architectural and building journals. The following headings are taken at random from advertisements in the current issue of one such magazine: "Roofing Slate for Industrial Housing"; "The Architect and Industrial Housing"; "The Industrial Problem and Economy Material"; "Most Economical Heating System for Any Type of Building or House Construction."

It is amusing because it so patently demonstrates the ear-to-the-ground attitude of the live advertiser; it is significant because it indicates an audience awakened to the dollars-and-cents value of industrial housing.

BUILDINGS IN RURAL DISTRICTS

Single men are scarce on the farms and it is necessary to provide homes for men with families to take their places. Tenant houses are being built on farms all over the country along with barns, sheds, and other buildings.

ERIE HAD HOUSING PROBLEM 105 YEARS AGO

One hundred and five years ago Erie, Pa., had a housing problem just as it has today, only not of such large proportions, due to the fact that labor was rushed to Erie in 1813 to aid in the constructing of Perry's great fleet.

Proof of this fact was produced by Carl Reed, who unearthed an agreement made March 13, 1813 between Rufus S. Reed and the town of Erie, and Noah Brown, the master shipbuilder of New York City who came to the city to build six boats for Perry's fleet.

The agreement provided that Reed was to furnish good boarding and lodging for from 40 to 50 men engaged in building four gunboats, and also to provide proper boarding for 70 men who were engaged to build two ships of war at the mouth of the Cascade. The men were to pay \$2.75 per week for board and lodging. Brown agreed to build at the mouth of the Cascade a large house and kitchen and also a large oven in which the baking was to be done. He was to furnish good tables, chairs, and other utensils for the use of the men.

ELIZABETH SEEKS GOVERNMENT AID

Elizabeth, New Jersey, is still in pursuit of Government aid for a housing project and efforts of the Chamber of Commerce and other interested organizations succeeded in bringing to the city, representatives of the Housing Division of the Shipping Board to investigate the situation, but to date no definite results of their visit have been announced.

A special set of maps showing the manufacturing districts, home development districts, and railway and trolley lines were prepared by City Engineer Thomas E. Collins. These with a quantity of other data were laid before the Housing Division of the Shipping Board by Vance C. Roberts, Secretary of the Chamber of Commerce and Harry Weaver of the Board of Assessors who previously had been appointed as the local representatives of and investigators for the Government.

It is estimated that, at present, 6,000 workers commute to their work in Elizabeth.

In the meantime the Economical Homes Association, a citizen housing company of which A. H. Bull is president, has been organized and has let contracts for the development of a two-acre plot of ground fronting on Fay and Bayway Avenues with 18 group houses, plans for which were drawn by Murphy and Dana of New York. It is said that these will be ready for occupancy by August. The building plan will contain accommodations for 54 families and will rent at \$16 to \$26 per month for four and five rooms and it is contemplated will yield the owners 4 or 5% on the capital invested.

HOW FRANCE PREVENTS RENT PROFITEERING

In striking contrast to rent profiteering, unmistakable evidence of which has been given in this country since America entered the war, is the description, in a news dispatch, of the French method of handling the rent question.

"When the war broke out those who wished could, by virtue of the 'moratorium'," the dispatch reads, "be exempted from paying rent. The landlords (and in France every well-to-do person is a landlord) were given to understand that their interests would be safeguarded by future legislation and that the State would indemnify them to a certain extent.

"According to the new law, which the Senate has still to ratify, the leases of those who have fallen in the war are cancelled if the widow or heir apply for this cancelling within six months after notification of the tenant's death. The same facilities for cancelling leases are accorded in the case of a tenant who is declared to be 'missing' by the military authorities or unfit through wounds or sickness contracted during the war from exercising his former profession. Leases can also be cancelled if a tenant proves before a court of arbitration that his situation has been so changed owing to the war that it can be presumed he would not have entered into the lease agreement under existing circumstances.

A tenant who is mobilized can have his rent reduced or be entirely exempted from paying. The burden is on the landlord to prove that his tenant's financial status has not been modified by his military duties. Persons discharged from the army on account of bad health as well as war refugees are legally regarded as incapable of paying rent, provided that the annual rent does not exceed \$100 for a bachelor, \$120 for a married man (with an additional \$20 allowed for every member of the family under 16) in Paris or environs. For other cities having over 100,000 inhabitants rents included in this category of exemption must not exceed \$70 for bachelors and \$80 for married men. In small towns, villages and country districts a corresponding scale of rents is established, the lowest being \$15 and \$20 respectively."

Contrast with this the conditions in certain Connecticut

towns which necessitated stringent action on the part of Governor Holcomb; with conditions in Washington which, one Legislator said, "threaten to become a national scandal."

Results of an investigation by a commission appointed by Governor Holcomb of rent increases in Waterbury, Connecticut, are summarized elsewhere in "Housing Betterment." They were such as to call forth a scoring from the Governor who, in his recommendations to the courts of the State in dealing with obvious cases of profiteering, said: "Some of the property owners seek to take an undue advantage in extortion of unreasonable and unconscionable rents and in some cases by failure to comply with sanitary laws and regulations. Their unpatriotic conduct is seriously affecting our industrial workers and is detrimental to the interests of the government in the present emergency and against the public welfare."

Recent reports from Washington based upon statements made in the course of investigations and debates relating to proposed profiteering legislation, give the startling information that "rentals in Washington under the pressure of new arrivals have increased from 100% to 500%."

To overcome this condition the House has passed a bill known as the Johnson bill which would take away from every District landlord all the proceeds of extortion by taxing him 100% on everything received in rental for a given piece of property in excess of what was received for the same property prior to September 30, 1916, plus a 10% increase. Another bill looking toward the same end is being drafted by the District sub-committee of the Senate of which Senator Pomerene is chairman. This establishes the rates in force October 1, last, as legal throughout the District of Columbia; makes various equitable provisions for the rental of properties not rented on that date, and provides for a rent administrator and a board of rent appeals. According to its stipulations, new properties may be rented for 7% of their valuation. The Pomerene bill differs radically from the Johnson bill but its framers declare that it has just as incisive teeth as the Johnson bill.

The standards of rent as established by the Pomerene bill are as follows:

"The rent for real estate within the District of Columbia shall not be in excess of the following rates herein provided for:

(a) The rent, whether by the day, week, month or year, at which real estate was let on October 1, 1917, or (b) if not rented on that date the rent, whether by the day, week, month or year, at which it was thus last let before that date, or, (c) if real estate was not rented on or prior to October 1, 1917, then it may be rented for an amount equal to 7 per centum net on a valuation equal to the assessed valuation of said property for taxation, plus 50 per centum thereof. Said rents above prescribed shall be the standard rents for said several classes of property, and prima facie shall be reasonable rents therefor."

Other provisions of the bill follow:

Rents may be increased not exceeding 7 per cent. a year of the value of amount actually expended in repairs.

Increased rent shall not be due or recoverable except after 30 days' notice.

Any real estate may be reappraised for rental purposes by the rent administrator on the application of the owner and the value thus fixed shall thereafter be the valuation upon which rent shall be levied and paid, and upon which taxes upon the property shall be paid:

When property is rented furnished the rent administrator shall authorize a fair and reasonable increase in the rental, but not in excess of double the amount which could be charged for unfurnished property.

Managers of hotels, apartment houses, boarding and lodging houses shall have conspicuously posted the rates authorized by the rent administrator.

The law would be administered and all rents in dispute would be fixed or revised by the rent administrator, subject to review by the board of rent appeals.

The rent administrator and board of rent appeals would be empowered to summon witnesses and require the production of books and papers and to administer oaths in the discharge of their duties.

The term real estate is construed to mean lands and buildings of every description and their parts or subdivisions.

The law is designed to remain in force until one year after the conclusion of peace.

OHIO TOWNS SEEK ADVICE ON HOUSING

Upon invitation of officials and business men of Hamilton and Middletown, Ohio, Lawrence Veiller visited those cities May 2 to 5, conferred with various groups of citizens and addressed several gatherings.

In Hamilton a shortage of housing facilities due both to the normal growth of the town and to an accession of war industries has brought about the organization of a citizen housing corporation known as the Hamilton Home Building Association. Mr. Veiller advised with the stockholders of this Association following a tour of inspection of the industrial and residential districts. He went, generally, into questions of location of an industrial subdivision, land development, types of houses, and management.

At a luncheon at the Hamilton Club he addressed a group of 50 business men at which he outlined the advantages to the community to be derived from the proposed scheme and touched upon the war housing problem as it has developed throughout the country.

City Manager Barlow and Attorney Howard Williamson of Dayton attended the meetings in order to carry back to Dayton Mr. Veiller's suggestions for dealing with the war housing problem which that city faces.

At Middletown Mr. Veiller addressed 75 business men at an evening session under the auspices of the Industrial Department of the Chamber of Commerce. Here he outlined the conditions which have made industrial housing a subject of first importance to the manufacturer who would stabilize his labor force and increase and improve its output. He described developments of America and the garden cities of England, going into co-partnership methods of management and control in connection with the latter.

SPECIAL ISSUES ON INDUSTRIAL HOUSING.

The attention of members who are interested in problems of industrial housing is called to a special issue of the Architectural Forum for April, 1918, which is devoted to the planning, building, and financing of workingmen's houses and industrial communities in America. The housing developments described are:

The Midvale Steel Company, Coatesville, Pa.; Elmwood Park, Bethlehem, Pa.; Jefferson Rouge, The Solvay Process Co., Detroit, Mich.; Group of Houses at Oakenshawe, Baltimore, Md.; The Phelps-Dodge Co., Tyrone, New Mexico; Goodyear Heights, The Goodyear Tire & Rubber Co., Akron, Ohio; The Connecticut Mills Co., Danielson, Conn.; House Types in Communities of the Willett-Sears Industries.

The various phases of industrial housing discussed are as follows:

"War-Time Housing—A Supreme Opportunity," Andrew Wright Crawford; "The Essentials of Industrial Village Development," John Nolen; "The Architect's Relationship to an Industrial Housing Development," Perry R. MacNeille; "Housing Types for Workmen in America," Charles C. May; "Methods of Economy in Housing Construction," Charles A. Whittemore; "The Financial Aspect of Industrial Housing," C. Stanley Taylor; "Broader Economy in the Maintenance of An Industrial Village," Horace B. Mann; "Housing the Low Paid Workman—The Initial Experiment in State Aid for Housing Under Direction of the Massachusetts Homestead Commission," William Roger Greeley; "Living Close to the Melting Pot," Marguerite Walker Jordan; "Housing the Single Worker," Walter H. Kilham.

The American Architect, likewise, devoted its issue of May 15 to Industrial Housing. Besides a number of unsigned articles on various phases of housing, it contains the following contributions: "Planning and Financing the Industrial Housing Project—Part I," by Arthur F. Clough; "Preserving Com-

munity Standards," William Roger Greeley; "Bristol, America's Greatest Single Industrial Housing Development," by C. Stanley Taylor; "A Needed Supplement to Industrial Housing—Part I," by Charles R. Towson, Secretary, Industrial Department, International Committee Y. M. C. A.; "Industrial Housing Development for the Civic Building Co. at Flint, Mich., Davis, McGrath and Kiessling, Architects; "Community Planning for Peace-time Industries—Loveland Farms, Youngstown, Ohio; "The Massachusetts Housing Demonstration," by William Roger Greeley.

"Landscape Architecture," the quarterly publication of the American Society of Landscape Architects published a Housing Number in April which contained several contributions of great merit, among them "Community Development in War-time," Thomas Adams; "War Housing by Rejuvenating Blighted Districts," E. P. Goodrich; "The House of the Future," Charles Downing Lay and "Wartime City Planning and Housing," Theodora Kimball and Charles Downing Lay.

NATIONAL CONFERENCE ON CITY PLANNING.

War housing, zoning and the relation of city planning to industrial development were the main subjects of discussion at the Tenth National Conference on City Planning held at St. Louis May 27 to 29. Following are the addresses in the order of their delivery: "Zoning in Practice—Industrial Zoning," Herbert S. Swan, Secretary Zoning Committee, New York City; "Residence Zoning," by Robert H. Whitten, Secretary City Plan Commission, Cleveland; "An Industrial Survey of St. Louis," E. P. Goodrich, Consulting Engineer, New York City; "The St. Louis Plan," Harland Bartholomew, Engineer City Plan Commission, St. Louis; "Blighted Districts—A Symposium," St. Louis, King Kauffman, Vice Chairman City Plan Committee, Chamber of Commerce; Minneapolis, Andrew Wright Crawford, Philadelphia; Philadelphia, B. A. Haldeman; "War Housing," President's address, Frederick Law Olmsted, Brookline, Mass.; Hon. Lawson Purdy, New York City; Lawrence Veiller, New York City; "Lessons from Planning of the War Cantonments," George E. Kessler, Land-

scape architect, St. Louis; "Waterways and City Planning," Sidney J. Roy, Secretary Mississippi Waterways Commission; "City Planning in the Allied Countries During the War," Thomas Adams, City Planning Advisor to Commission of Conservation, Ottawa, Canada.

The sixth Conference session on the afternoon of the 29th took the form of a question box when a miscellany of city planning topics was taken up, Lawrence Veiller, Secretary of the National Housing Association, presiding.

An exceptionally interesting feature of the Conference was the breakfast conferences on Tuesday and Wednesday mornings when each specialist present breakfasted with a group of six or eight persons to answer questions and give advice.

PRESIDENT SIGNS HOUSING BILL.

President Wilson, on May 16, signed the bill which authorizes an expenditure of \$60,000,000 for the housing of industrial workers engaged in arsenals and navy yards in the United States and in industries connected with and essential to the national defense, and also for Government employes in Washington. The bill passed the House on April 2. It passed the Senate on April 30, but with certain fundamental amendments which necessitated its adjustment by a conference committee and the ratification, by both Houses, of the conference report before it could go to the President for signature.

The fact that the bill is a law, however, does not mean that work on the various projects contemplated can now be begun, for the measure merely "authorizes" the expenditure of the money without actually appropriating it, thus necessitating a supplementary appropriations bill. Upon this the House Appropriations Committee is now working. Its introduction in the House is expected momentarily. In the meantime, Mr. Eidlitz, Director of the Housing Bureau of the Labor Department, has so organized the machinery for the execution of the work that there will be no delay once the money is available.

RECENT BOOKS AND REPORTS ON HOUSING AND TOWN-PLANNING.

Prepared By F. W. Jenkins,
Librarian, Russell Sage Foundation.

Aberthaw Construction Company. "Industrial Housing Problems," by L. H. Allen. 31 p. illus. Boston, The Company, 1917.

"Outlines the present industrial situation in its relation to housing and discusses the points to be considered and problems that arise in the initiation and management of a housing enterprise."

American Institute of Architects. Committee on Town Planning. "City Planning Progress in the United States, 1917," edited by G. B. Ford. 207 p. Wash. D. C. Journal of the American Institute of Architects, 1917.

"The Housing Problem in War and Peace" by Charles Harris Whitaker, Frederick L. Ackerman, Richard S. Childs, Edith Elmer Wood.

Beloit, Wis.

"Industrial Housing Developments in America—Eclipse Park, Beloit, Wis." By Lawrence Veiller. Publication of National Housing Association describing the housing development of the Fairbanks Morse Co. 26 p. illus. Reprint from Architectural Record, March, 1918.

Bolton, England.

Mawson, T. H. "Bolton as It Is and as It Might Be." Six lectures delivered under the auspices of the Bolton Housing and Town Planning Society. 101 p. illus. Bolton, Tillotson, 1916.

Contents:

What do we mean by town planning? The scope and influence of town planning. Does town planning pay? Bolton and scientific traffic control; park systems; Bolton and the housing problem.

Canada.

Canadian Commission of Conservation. "Rural Planning and Development; a Study of Rural Conditions and Problems in Canada," by Thomas Adams. 281 p. illus. Ottawa, The Commission, 1917.

Canadian Commission of Conservation. "Urban and Rural Development in Canada; Report of Conference Held at Winnipeg, May 28-30, 1917." 98 p. Ottawa, The Commission, 1917.

Danielson, Conn.

Connecticut Mills Company. "Village Beautiful for Mill Operatives; It Pays and Why." Detailed housing plan of this particular company for its employees.

Des Moines, Iowa.

Des Moines Housing Commission. Report, 1917. 64 p. illus.

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Dundee, Scotland.

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Mawson, T. H. "(An) Imperial Obligation; Industrial Villages for Partially Disabled Soldiers." 124 p. illus. Lond. Grant Richards, Ltd., 1917.

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Everett, Mass.

Everett Planning Board. Second annual report, 1915.

Groben, W. E. "Modern Industrial Housing." 24 p. illus. N. Y. Ballinger & Perrot, 1918.

Harvard University. Department of Social Ethics. "Low-cost Cottage Construction in America, a Study Based on the Housing Collection in the Harvard Social Museum," by W. A. Hamlin. (Bulletin, No. 7, 1917.) Study made in the interest of the industrial worker; various housing schemes are cited.

Lowell, Mass.

Massachusetts Homestead Commission. "The Lowell Homestead Project." (Bulletin, No. 7, revised December, 1917.)

Massachusetts.

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City and town planning urgent in war time; Districting or zoning for height, size, use; Assessments of betterments; Establishing building lines; Adopting building codes; Excess condemnation.

Michigan.

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Minneapolis, Minn.

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National Housing Association. Publication No. 41, August, 1917. "Housing in Relation to Health and Morals." By John Molitor. 8 p.

"War Housing Problems in America," Proceedings of the Conference on War Housing, Philadelphia, Feb. 25, 1918. 141 p.

New York, N. Y.

New York (City) Tenement house department. Report, 1915-16.

Omaha, Neb.

Omaha City Planning Commission. Preliminary studies for a city plan for Omaha. 88 p. illus. 1917.

Philadelphia, Pa.

Waldo, F. L. Good Housing that Pays. A study of the aims and the accomplishment of the Octavia Hill Association, 1896-1917. 126 p. illus. Phil. Harper Press, 1916.

Port Sunlight, England.

Davison, T. R. Port Sunlight; a Record of Its Artistic and Pictorial Aspect. 36+33 p. illus. London, Batsford, 1916.

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Quincy, Mass.

Quincy (Mass.) Planning Board. Second and third annual reports, 1916, 1917.

Rome, N. Y.

Rome Brass and Copper Company. "Riverdale, a Village for the Employees of the Company." 20 p. illus. New York, 1916.

Brief outline of the company's scheme printed in English, Italian, Hungarian and Polish.

St. Louis, Mo.

St. Louis City Plan Commission. Annual report, 1916-17. "Kings Highway; a report by the Commission," January 23, 1917. 8 p. St. Louis, The Commission, 1917.

River Des Peres plan; concerning largely the industrial and residential expansion and economic welfare of St. Louis. 38 p. St. Louis, The Commission, 1916.

Zoning for St. Louis; a Fundamental Part of the City Plan. 31 p. illus. St. Louis, The Commission, 1918.

St. Paul, Minn.

Amherst H. Wilder Charity Foundation. "Housing Con-

ditions in the City of St. Paul." Report presented to the Housing Commission of St. Paul Association by Carol Aronovici. 120 p. illus.

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Scotland.

Royal Commission on Housing. Report of the Royal Commission on the Housing of the Industrial Population of Scotland, Rural and Urban. 460 p. Edinburgh, Govt., 1917 (Cd. 8731).

Standardized Housing Corporation. "Manufacture of Standardized Houses; a New Industry." 31 p. illus. New York, The Corporation, 1917.

Detailed description of house construction by means of large hollow concrete sections; a scheme developed by Mr. Grosvenor Atterbury and successfully demonstrated at Forest Hills Gardens.

Taunton, Mass.

Taunton (Mass.) City Planning Board. Second annual report, 1915-16.

United States.

"The Government's Standards for War Housing"—Text of standards recently adopted by the U. S. Housing Administration with interpretation by Lawrence Veiller, who had an important part in drafting them. Architectural Record, April, 1918, pp. 344-359.

United States Bureau of Labor Statistics. "Monthly Review."

Beginning with October, 1917, each issue of the Review devotes a section to housing and welfare work. The articles are written by experts and are therefore of great value. Particular attention is given to industrial housing as affected by the war.

Walpole, Mass.

Walpole Town Planning Committee. "Town Planning for Small Communities, by C. S. Bird, Jr. 492 p. New York, Appleton, 1917.

Williamsport, Pa.

"A Development of Group Houses, Sawyer Park, Wil-

liamsport, Pa." By Lawrence Veiller. Illustrated article on new citizen housing development at Williamsport. Architectural Record, May, 1918, pp. 447-469.

Young Women's Christian Association. War Work Council. Housing Committee. "Suggestions for Housing Women War Workers"; report, January, 1918. 20 p. illus. New York Women's Christian Association. 1918.

NEWS NOTES.

Albany, N. Y.—Under the auspices of the Chamber of Commerce, which has taken in hand in an efficient manner the housing situation developed by the proximity of the Watervliet arsenal, the Albany Homes Building Corporation has been formed with a capitalization of \$100,000. The original purpose of the company was to bring about the construction of a large number of modern homes for workingmen. It has since been thought fit to make the company a medium through which to obtain a Government loan to assist in the housing of the arsenal men.

The Chamber of Commerce completed recently a survey of housing conditions which included the preparation of a map of the city showing every available flat, dwelling, and room.

As an illustration of the need of increased housing facilities in the vicinity of the arsenal, the Chamber of Commerce Housing Committee was notified recently by W. A. McClatchy, director of housing and transportation at the arsenal, that there were 80 married men employed there who had been unable to secure homes for their families. The Housing Committee accordingly arranged to have them come to Albany one Saturday afternoon, where they met all the real estate agents of the city at the Chamber of Commerce and were given such information as had been obtained through the survey.

In an effort to bring before the city as emphatically as possible the importance to the future of Albany of an adequate solution of the housing problem, a meeting was held at the Chamber of Commerce on March 20, when addresses were given by Lawson Purdy of New York, President Edward N.

Huyck of the Chamber of Commerce, Secretary Edwin T. Coffin, W. A. McClatchy, housing agent at the Watervliet Arsenal, and others.

Akron, Ohio.—"Real estate men have an important function to perform," said W. D. Shilts, office manager of the Goodyear Tire & Rubber Company, in an address before members of the Real Estate Board recently, "and that is how to balance living facilities and production facilities with the needs of the Government. What we want to encourage is production. The great need of the country is production. About 10,000 of our single men have been drawn into the service and we must fill their ranks with married men, if we are to have a permanent population. Can the real estate men handle the necessary housing facilities? The crying need is for more houses."

Alexandria, Va.—Government aid in the solution of this city's housing problem is vitally necessary if the mechanics and workmen already here, and constantly arriving, are to find places in which to live. This is the conviction of residents of Alexandria who are in close touch with the situation. The advance guard of 2,500 men who are to be employed in the Virginia Shipbuilding Corporation has already arrived. Other hundreds of men have been brought here to work on the cantonment in the course of erection at Belvoir, while still others have been brought here to work for the Briggs Aeroplane Company. Another aeroplane concern, with contracts for building or assembling a large number of submarine chasers, is also starting work on its plant, and its workers are looking for living quarters, which cannot be found.

Many men have come to the city, camped out awhile, and then gone away because they were unable to find homes, apartments, or rooms. Real estate men without exception find they have no lists of houses for rent, nor lists of homes to be bought. Rents for single rooms, even undesirable rooms, are abnormally high.

Allentown, Pa.—Excavations have been started for 30 houses of the style of the typical Philadelphia house by the

Allentown House Building & Renting Association, in order to meet the demands of munitions workers and others who are clamoring for shelter. The houses with improvements will cost about \$3,000 each, and will be rented for about \$20 per month. District Attorney B. Gerner has also taken out a permit to build 13 houses nearby which will cost about \$4,000 each.

Ashland, Wis.—The city of Ashland has before it the task of finding homes for 1,000 men recently added to the industrial forces in this vicinity. The Commercial Club has taken up the problem.

Batavia, N. Y.—High costs have prevented the construction of homes in Batavia, and as factories in the city are speeding up on war work, the housing shortage has almost reached the famine stage.

Bath, Me.—Here is a picture of housing conditions in Bath, where there are about 5,000 men employed in the Bath Iron Works, the Hyde Windlass Company, the Texas Shipbuilding Company, and other shipyards, as told by a resident. "You never saw such a change as there has been in Bath in the last two years. Every hole and corner is full, and people are living in tents. There are 4 families living in one small house—the family that owns it and three others. There are a lot of houses building and every one having a barn is turning it into a tenement house. One man took down his house at Norway, Maine, and is putting it up in Bath. All the house-boats and fish camps are full. I don't see how they ever kept from freezing this winter. Anyone who owns a little home is fortunate, because the Texas Company has bought or leased everything in the city."

Bayonne, N. J.—The Submarine Boat Company, aided, according to press reports, by the Government, is planning to build 300 houses in the northern section of the city to house its employees. The site of the new development is near the Bayonne terminal of the proposed ferry across Newark Bay. Contracts for the houses have already been let.

Benton, Ill.—Benton needs more houses. The shortage, observes the Republican of that city, is costing Benton many families each week. From 300 to 500 new houses are needed to supply the demand.

Birmingham, Ala.—In the whole of Birmingham, according to real estate men, there are less than 400 vacant houses, which, compared with the record of 3,500 three years ago, is not only a very favorable showing but is indicative of a possible shortage if the city continues to grow at the same rate.

Bisbee, Arizona.—House rental agencies in the Bisbee and Warren districts are flying distress signals. There is not one of them that is not burdened with more advanced bookings for houses than they can fill for months to come.

Bridgeport, Conn.—Announcement was made in March that beginning with April Bridgeport was likely to feel the effects of its second industrial boom. The Remington Arms Company in the course of the next few months expects to put on 10,000 more operatives to turn out the Browning machine gun. The Liberty Ordnance Company will add 1,000 to its working force. The Bullard Engineering Company will begin operations on artillery manufacture and expects to put over 1,000 men to work. Besides, there is the Housatonic Shipyard in Stratford, which is almost ready to rush 1,000 men on its shipbuilding contracts.

The coming to the city of approximately 12,000 mechanics will bring up again the housing problem. At the present time houses to rent are fewer than normal. There are, of course, plenty of rooms to rent and accommodations for boarding for single men, but manufacturing heads are looking for married men because they, as a rule, are more competent. In order that the big concerns may get just what they want, it is probable that 30,000 men will have to be tried out before the desired number may be obtained. As one means of meeting the demand for apartments, a proposal has been made to amend the building code by legalizing the construction once more of the objectionable wooden "three-decker" thus per-

mitting the occupancy by families of attic flats. The proposed amendment has been submitted to the ordinance committee of the council. The Chamber of Commerce and the Bridgeport Housing Company are opposing the move. Attorney Carl Foster and George Gove of the opposing organizations declared at a hearing on the amendment that the present situation is not nearly so important as consideration of the future. Both assert that letting down the bars to three-deckers means a demoralization of housing conditions as years go on. Mr. Foster, speaking in behalf of the Bridgeport Housing Company, said: "If we are to be overcome by war conditions and thus injure the city for the future, we are hurting our growth. Let's not legalize this undesirable condition of people living in attics. Let's remedy it by building more houses."

Brockton, Mass.—The Brockton Chamber of Commerce has appointed a committee to draft a suitable building code for the city.

Brooklyn, N. Y.—Property located on East Tenth, East Thirteenth, Coney Island Avenue and Avenue P, was purchased on April 30 by John T. Murphy of St. Louis, representing the American Aluminum Products Company, which, it is said, proposes to erect dwellings on the land to house its employees at a plant to be erected in this section.

Buffalo, N. Y.—That the Buffalo housing situation needs attention, but should not be viewed as alarming, is the conclusion reached at a conference held the latter part of March in the Mayor's office and attended by committees from the Chamber of Commerce, Real Estate Association, and Builders' Exchange, Health Commissioner Fronczak, and Chief Sanitary Inspector Smering. The influx of war workers has made houses scarce.

The following suggestions as means of meeting the need were made: (1) modification of existing state laws and city ordinances which regulate tenements and lodging houses so as to include more liberal conditions; (2) appeal to the Government to lift embargoes on building materials, on the financing of building operations and for direct financial aid from

the Federal War housing fund; (3) appeal to citizens in the residential section to help meet housing needs by taking lodgers into private homes.

Buffalo has grown by leaps and bounds within the past few years, and, as in other American cities, the building operations have not kept pace with the growth. According to a real estate authority in the city, Buffalo's population within the past year and a half has been increased by 125,000, said to be 50% above normal increase. This has been due to a great extent to the large number of war contracts placed in Buffalo. Building operations, it is estimated, have dropped off 50%.

Canton, Ohio.—The Chamber of Commerce survey of the housing situation in Canton indicates the immediate need of approximately 2,500 homes. With the coming of the new Pennsylvania shops, it is estimated, a large additional number of homes will be needed. The survey shows that for the seven years just passed, an average of but 555 homes has been built per year.

The Chamber of Commerce, The Realtors, the Builders Exchange, and the General Contractors have joined to form a housing commission to encourage and stimulate building of houses and to devise ways and means to bring about the erection of a sufficient number of homes. It is believed, however, that though their efforts are resulting in considerable building, the organization of a housing corporation to undertake building will be the only adequate solution.

Profiteering in house rentals now exists in Canton, according to statements of Chamber of Commerce officials, who state that rents have been increased from 10 to 30 per cent.

Charleston, S. C.—Application for a charter has been filed with the Secretary of State by the Victory Housing Corporation of Charleston. The company will have a capital of \$300,000, \$225,000 of which already has been subscribed. The application was made by Tristram T. Hyde, W. R. Bonsal and Philip H. Gadsen. The idea in organizing a company is to supply the need of housing that now exists in the city. With the coming of the gigantic shipbuilding plants which the Government contemplates establishing at Remley's Point, the city

will be put to a severe test with regard to housing properly the great number of workmen who will come with the plant. The corporation, it is understood, will also conduct a general housing business that may include the organization of one or more large modern apartment houses in the city.

Charleston, W. Va.—Regardless of the scores of homeless people who are roaming the streets of Charleston each night because they cannot find rooms for rent, Charleston has room for all. This statement was made in a speech on April 28 by Louis Daniels, chairman of the Housing and Rooming Committee of the Chamber of Commerce. This committee has a list of 1,200 vacant rooms in its office, a list which the police are helping to keep up to date. According to Mr. Daniels, 242 houses are being erected in the city and immediate vicinity as fast as great difficulty will permit. "We could use," he said, "5,000 easily, but we cannot get them. Labor is as scarce as it has ever been in the country's history. In addition, railroad conditions prevent the shipment of materials."

Chicago, Ill.—According to Paul Steinbrecher, former president of the Chicago Real Estate Board, approximately 70 per cent. of the people of Chicago today reside in apartments. In a day not far distant he prophesies 90 per cent of the city's population will be apartment house dwellers.

Chillicothe, Ohio.—Major General Edward Glenn, Commander of the 83rd Division Troops has taken action with regard to housing conditions in the town of Chillicothe, which lies next to the camp. With the locating of the camp here, realty values have been so inflated that two or three times normal rents are now asked. Houses that rented for from \$15 to \$20 a month are now being rented for from \$50 to \$80. The local Brotherhood of Railway Trainmen has also been investigating this situation and has asked that the properties being rented be reappraised and taxed according to the present income. Many men employed in the railway shops and other local industries have been compelled to move away from Chillicothe owing to the unreasonable rents asked.

Davenport, Ia.—With 25% of its capital stock already subscribed and a general solicitation of purchasers yet to be made

the formation of a housing company which has been undertaken under the auspices of the Greater Davenport Committee is assured. The housing committee reports that \$30,000 worth of the stock has been subscribed for in \$5,000 lots, and that within a few days the remainder of the \$100,000 capital will have been subscribed.

Dayton, Ohio.—Dayton is making an effort to interest Government housing authorities in the housing needs of the city. City Manager Barlow, Walter M. Brenner, Attorney Howard Williamson and J. C. Stokes were in Washington the latter part of April to confer with Otto M. Eidlitz relative to the needs of the city for additional houses. They hope to obtain a Government loan of \$3,000,000 to \$5,000,000.

East Chicago, Ind.—Senator New of Indiana has applied for federal aid to the extent of \$500,000 in the construction of homes for workmen in East Chicago. Local capitalists whom Senator New represents have agreed to contribute \$500,000 for the purpose, contingent upon a like appropriation from the National Government.

East Orange, N. J.—Concentrated efforts by East Orange towards solving the problem of housing the workers engaged in war industries will not only open wide avenues of opportunity for this city, but will constitute really a patriotic duty. The East Orange civic and patriotic organizations will organize jointly to prepare that city for the new conditions. It is the intention of civic workers to co-operate with officials as far as possible for providing accommodations for 1,000 additional employes.

Easton, Pa.—Some idea of the housing problem which Easton is facing may be obtained from the following letter from the Charity Organization Society addressed to the editor of the Free Press on March 9:

“Thursday’s issue of your paper contained an item stating that the Mayor of Allentown was moved to probe housing conditions in that city because of the discovery, through a court case, of the fact that families of man and wife and three children are living in one room. The Easton Charity Organ-

ization Society would say in this connection that it has on its list at present a number of families no better housed. One of six members lives in one room, one of eight did until discovery by the society, and several of four are so situated. The family of eight paid \$8 weekly, and the others pay \$2 and over. The society cannot find houses for its people under \$12 a month and in the meantime has one family of eight (six young children) in cellar rooms, and two others of four each also in basements. These rent for \$8 monthly, one at \$10 has a hallway so poor that the floor boards have given way. In most of these quarters the tenants have to carry all their water; they have no gas and many are cooking on oil stoves. These are not all foreigners and they have tried, are trying today, to get other dwellings.

"The housing problem, as known to the Charity Organization Society is indeed a terrible one in Easton, not only painful and unjust to the families of the poor, but also degrading to the moral tone of the community, and dangerous because of the unsanitary conditions resulting. The society would like to have the Mayor, the Commissioners, the Board of Health, Board of Trade and also the Rotary Club and other humanitarian, beneficial and benevolent clubs and societies get together and not only probe, but go to work actively on changing housing conditions."

An insight into another phase of the problem may be obtained from a letter addressed to Thomas A. H. Hay, secretary Board of Trade:

Dear Mr. Hay:—May I impress upon the Board of Trade, either through its individual members or in its corporate capacity, the importance of building houses in Easton.

Very recently I inserted one advertisement in the Easton Free Press offering a house for rent.

I received 39 applications within 24 hours after the advertisement appeared, for that house, 29 of whom were so excellent that I would be very glad to have rented the house to any one of them. Fourteen additional applications were received in the next 24 hours, twelve of which were high class applicants. It was a source of some embarrassment to make a selection out of the 53 applicants.

Further, I wish to say to you and to the members of the Board of Trade that every day I have as many as 20 to 25 telephone calls and visits seeking houses for rent, ranging in price from \$15 to \$60 per month. As a member of the Board of Trade, interested in its welfare, I cannot too strongly urge the building of houses at this time. Even at present prices of materials and labor, these houses can be rented to net the investor at least 8 per cent per annum, and in some cases even more.

"We need many houses renting from \$15 to \$25 per month."

East St. Louis.—Manufacturers of the East St. Louis industrial district, which comprises all the cities and towns from Granite City to Dupon as far east as the bluffs forming the East St. Louis switching zone, are considering plans for working out satisfactorily the housing problem and are discussing the organization of a stock company to finance building of homes for workmen. The housing problem has become serious in the East St. Louis district. Existing plants have constructed large additions and new plants employing more than 6,000 persons either are under construction or about to be built. The solution of the housing problem, it is contended, would stabilize labor supply and reduce the turnover, which is unprecedentedly great.

Eldorado, Kansas.—The population of Eldorado has increased from 1,800 to 2,700 in two years as the result of the discovery of oil in that vicinity. There is a big demand for houses, mere shacks renting for \$45 a month and bungalows for \$100 a month. An effort is being made to interest Kansas City contractors in building houses.

Elyria, Ohio.—R. A. Osborne, whose real estate agency recently brought about the sale of the George Ingersoll farm of 70 acres to be cut into farms of one-half to five acres, thinks that in the end the sale of this property to the Ward Realty Company of Cleveland will help solve the housing problem in this city which is now a matter of great concern. Part of the land lies within the corporate limits. A new building and loan company, which is to be organized in Elyria, promises to give this proposed operation new impetus.

Erie, Pa.—Business men of Erie have subscribed a fund of \$746,000 in an effort to obtain a Government loan of \$2,800,000. Within the next six months 14,000 more workmen are expected in Erie. For this reason the Government has not been altogether deaf to the city's cry for aid in its housing problem.

On February 24, Philip Hiss, on behalf of the Housing Division of the Department of Labor, visited this city to talk over the situation with local men and to explain what guarantees would be necessary to obtain Government assistance.

On March 13, T. O. Andrews, Chairman of the Finance Committee which raised the fund of \$746,000, went to Washington to notify the authorities of what the city had done and was willing to do. He returned with the information that his report had made a favorable impression and that preliminary plans had been completed for the organization of a company to handle a \$3,500,000 project.

Fort Madison, Ia.—Fort Madison, which is a city of 15,000 population, has secured during the past year through the efforts of its Chamber of Commerce, four new large industries. "As a result," writes Charles E. Shafer, Secretary of the Chamber, "we now find our community entirely out of balance. There is not a vacant dwelling in the city. We are in urgent need of 300 or more houses."

Fredonia, Kansas.—In Fredonia, Kansas, an oil town now on the boom, the oil men and contractors interested in the field got tired of the crowded conditions of all houses and rooming houses, and, according to press reports, decided to build. They will build four and five-room houses in rows and blocks to rent at a nominal sum. They will also move houses here from nearby dead towns to remodel them for instant use.

Gary, Indiana.—Six Gary building contractors, material supply men, and members of construction concerns, met recently at Gary Commercial Club and resolved to form a permanent organization to aid in solving the home building problem. A committee was appointed to present at a future meeting a plan of organization.

Hamilton, Ohio.—On April 19, 50 citizens, including members of the Housing Committee of the Chamber of Commerce

met to further the organization of the Hamilton Home Building Company with a capital stock of \$250,000. Two hundred thousand dollars of the stock already has been promised by the manufacturers of the city and the final appeal was made to the retail merchants who will derive a great part of the benefit from the company; \$112,000 of the amount promised by the manufacturers has already been subscribed and at the meeting the merchants and others subscribed \$8,300. The purpose of the company is to secure adequate housing conditions for the workingman who will come to the city to complete large contracts for Government work. The money of the company will be lent to the workingman without profit, by building for him a house to suit his needs and his pocket-book.

Harrisburg, Pa. — Disagreements between tenants and landlords concerning rental of houses are growing more frequent daily in Harrisburg and with the present housing stringency it is believed much trouble will be experienced before the scarcity of homes is remedied. Notices of increases in rent on April 1 were met in an antagonistic manner by many renters. More than a score of families have been forced to move recently. Two score ejectment proceedings within two weeks is considered an exceptionally large number.

Lancaster, Pa.—The United States Asbestos Company of Lancaster, together with one or two other local concerns, is considering the advisability of launching an industrial housing enterprise.

La Salle, Ill.—La Salle is beginning to deplore the lack of desirable residences which is already affecting ordinary business interests in an unfavorable way both through the rapidly rising rents and through the considerable number of new residents it is losing who would be secured for the city if there were housing accommodations.

Long Beach, Cal.—The Chamber of Commerce and Realty Board, through a housing committee, have outlined plans for providing accommodations for workingmen, which contemplate the construction of 500 dwellings at a maximum cost of \$2,000 each. The committee will seek to interest capital in

the formation of a syndicate whereby Long Beach may avail itself of Government aid.

Long Island.—The conversion of 5 dwellings into a club house for employees by the L. W. F. Engineering Company at College Point is being watched with interest by heads of other industries on Long Island, where large increases in working forces have created a need for such undertakings.

Milton, Pa.—Business men of Milton at a recent meeting formulated a plan to provide 300 new houses in that city. At present, it is stated there is not available a single vacant house. The plan provides for local subscriptions as well as aid from the United States Government.

Mt. Vernon, N. Y.—The city of Mt. Vernon has approximately 200 lots upon which no taxes have been paid in many years. The Chamber of Commerce is advocating the erection of houses on these properties to provide needed homes for arriving workers.

Newark, N. J.—Of the 82 building permits aggregating an estimated cost of \$298,976 issued in Newark in February, not one was for new dwellings. Permits were issued for new factories and additions to factories costing \$22,050.

New Brunswick, N. J.—Thousands of workers have come to New Brunswick since the opening of war plants on the Meadows in the Newark district, and a government investigation of housing is anticipated. The officials of the Wright Martin plant are vitally interested in New Brunswick's housing problem, and are doing their utmost to obtain Government aid for the city. William J. McCurdy of the Board of Trade has visited Washington seeking that aid.

New London, Conn.—"New London's housing problem has become gravely acute," writes Malcolm J. Mollan, editor of the New London Telegraph. "There is scarcely a vacant apartment in town. Rentable houses are absolutely not to be had, except flimsy summer cottages at exorbitant rates, and a great influx of workers and military officers is impending."

Failure to interest private enterprise to relieve the situation has convinced Mr. Mollan that the only solution of the

problem will come through municipal action, and he is endeavoring to get into authoritative consideration the question of obtaining legislative consent to employ the city's credit for the erection of houses.

Niagara Falls, N. Y.—City Manager Carr of Niagara Falls announces that he will rigidly enforce that provision of the building code which requires that all buildings of three stories or more used for human occupancy must have at least two means of egress from the upper floors. Many old business buildings now used as homes have never been provided either with fire escapes or the required second stairway.

Paterson, N. J.—After careful investigation the Housing Committee appointed recently by the Chamber of Commerce has submitted a report which shows that at least 500 new buildings will be needed in the city during the spring and summer not only to provide dwelling places for workmen, but also for mercantile purposes. To supply the need for dwellings, a building campaign is urged and the possibility of the organization of a housing company is suggested.

Paulsboro, N. J.—The demand for dwelling houses in this borough is greater than it was three years ago when the industrial boom struck this section. Real estate men say that they have had as many as 30 people a day trying to rent one house, each offering from \$1 to \$5 more a month than the present tenant.

Pensacola, Florida.—For the purpose of remedying the shortage of proper quarters for workers in Government enterprises, a representative of the United States Shipping Board Emergency Fleet Corporation conferred on April 25 with Mayor Thomas A. Johnson and Dr. Lewis Small de M. Blocker, president of the Chamber of Commerce. No definite plan of action has been announced as yet.

Perth Amboy, N. J.—One of the most vital questions before Perth Amboy at the present time is that of securing enough houses for its population. It is estimated that about 3,000 houses could be used at once. Not only is the city concerned with providing more houses, however, but some little agitation has been made for a housing code and zone law.

Pittsburgh, Pa.—George H. Schwan, architect, of Pittsburgh, is making a survey of the housing requirements of various manufacturing centers in the Shenango Valley. The present estimate is that from 700 to 1,000 additional dwellings are needed.

Councilman W. J. Burke, before the finance committee, recently suggested that the Bureau of City Property exert itself to aid in the solution of the desperate housing problem in Pittsburgh. He said that from information he had gathered, Pittsburgh is in need of 5,000 houses to supply the demand. The city, he said, owns many pieces of property and many buildings that might help to meet the situation.

Point Grey, B. C.—The Taylor Engineering Company has begun work on the survey of what is proposed to be a model residential community on a tract of land of approximately 55 acres. It is the intention of this company to use this community settlement scheme to demonstrate what can be accomplished when industrial housing is done on economical business lines with a central heating system. The same company is at the present time constructing a model town at Cassidy, B. C. for the Granby Mining Company.

Rahway, N. J.—Developments of far-reaching importance to Rahway's future are expected to result from conferences of business men and manufacturers upon a proposition which involves the building of many attractive homes at reasonable prices with provisions to overcome the tendencies of some land holders to hold out for speculative prices.

St. Louis.—Organization of a permanent Housing Committee was authorized by the Central Council of Social Agencies at a meeting at the Chamber of Commerce on May 3rd. A sub-committee was appointed to draft a constitution and by-laws and to outline the plan of action. The committee is composed of John A. Bogue, Chairman; Samuel A. Russack, J. Hal Lynch, Mrs. Morris Lowenstein, Miss William Wilder. The Central Council of Social Agencies is composed of the Chamber of Commerce Civic League, Mullanphy Emigrant and Travelers Relief Fund, St. Louis Tuberculosis Society, Provident Association, Tenth Ward Improvement Association and North St. Louis Businessmen's Association.

The housing committee of the Chamber of Commerce has launched a campaign which has for its purpose the destruction or improvement of all vacant dilapidated buildings throughout the city. To this end it has announced that the old Ames House, a three-story structure which has stood for years, will be torn down shortly after September 1st. The committee hopes by these means to create a sentiment which will demand the restoration of old houses to a livable condition or their destruction. The committee has taken the position that cleared ground is a greater asset to the city than dilapidated buildings.

Sandusky, Ohio.—An ordinance providing that rooming houses be subject to inspection and giving police jurisdiction over this work has been introduced in the City Commission. City Manager Zimmerman and Police Chief Weingats are said to be strongly in favor of the measure and indications are that it will be passed by the Commission.

Savage, Md.—Woodward Baldwin & Co. are erecting 25 bungalows to accommodate the employes of the Savage cotton factory.

Savannah, Ga.—Adequate housing facilities for the employes of the Terry Shipbuilding Corporation are urged as a matter of importance in a letter to city officials from the Emergency Fleet Corporation. The letter was in part as follows:

“Lack of housing facilities for the present employes of the Terry Shipbuilding Corporation is seriously retarding the production of this yard. It is expected that a large additional number of men will soon be employed in this yard and housing accommodations for these men must be provided.”

The letter suggests that the housing and transportation facilities be investigated carefully and that an effort be made to meet the housing deficiency by an improvement of the transportation system, if possible.

Seattle, Washington.—A campaign to remodel houses in such a way that they can accommodate an additional family

is being carried on by members of the Washington State Chapter of the American Institute of Architects. This is a movement the purpose of which is to intensify the alteration and remodeling of existing buildings throughout Seattle so as to provide housing for 3,000 additional families. It is being pushed forward independently of the temporary housing projects for industrial workers now gathered in that city.

Fifty architects there have agreed to make recommendations without charge to owners desiring so to remodel. They will be assigned by the city architect of Seattle to go with owners personally, inspect their buildings, and advise. They will also supply applicants with an approximate estimate of the cost of such remodeling. These architects make no bid for business, but will, as an additional help, perform any further services desired at one-half the regular charge for alteration work.

It is expected that hundreds of owners will thus be enabled to place unprofitable buildings in the profitable class. By this method of remodeling, conservative, safe and moderate investment will materially help in overcoming the exigencies of the present situation.

Sharon, Pa.—A preliminary housing survey completed by George H. Schwan of Pittsburgh shows that this valley needs 900 new houses. The outstanding points of the survey are: the pressing need for more houses, the fact that the houses when secured will give the valley an added population of at least 5,000, and that the houses must be permanent.

Sheffield, Ala.—The labor situation at Sheffield, where the Government is about to spend millions of dollars in the construction of a dam, and later a nitrate plant, is such that hundreds of men are leaving there declaring that they will not return. The trouble is due to the fact that the workmen have come in such large numbers in answer to the demand that it is not possible to supply proper living quarters for them. It is said that conditions under which the men have had to live have been almost unbearable.

Squantum, Mass.—The housing problem at Squantum, Mass., where the Victory plant for the building of vessels for

the Navy has been erected miles away from any settled locality, is especially acute. The employment of 10,000 men is expected when the plant works to capacity. No housing facilities have been provided. By the construction of a \$300,000 bridge over the Neponset river to Dorchester an outlet has been obtained to an old settled locality, but even now, merely with the men engaged in constructing the plant great congestion exists which, it is believed, will be greatly increased when the plant is in operation.

Susquehanna, Pa.—A movement has been started for the organization of an association to provide more houses for Susquehanna. J. J. Mantell, general superintendent of the Erie Railroad Company, when informed of the project, offered in behalf of the company to subscribe to a large amount of stock in the association. The remainder of the capital, it is proposed shall be raised by selling shares to citizens at \$50 each.

Tampa, Florida.—The building of additional houses in the immediate vicinity of the estuary for the purpose of housing the workmen employed there proved a live topic for discussion at a recent meeting of the realtors. It was finally disposed of by the adoption of the following resolution offered by Alfred C. Ball:

“That it is not the sense of this meeting that the Government should be asked to advance any money at present for the purpose of building additional houses in Tampa.”

Application had been made by the Oscar Daniels Shipping Company for financial aid in the erection of workingmen's dwellings which it is building in the vicinity of the plant. The request was met by the Shipping Board with the information that the Real Estate Board had furnished figures showing that there were enough vacant houses and low cost hotels in Tampa to accommodate 10,000 people and that the Shipping Board must decline to advance any money under such conditions.

C. C. Straw, Secretary of the Real Estate Board, explained to L. H. McIntyre, who represented the Oscar Daniels Company at the meeting, that at the time this report was made,

some 2 or 3 months ago it was in exact accordance with facts. Members of the Real Estate Board are convinced that improved transportation would meet the situation adequately at the present time.

Torrance, Cal.—Torrance as well as the Harbor district wants houses. "At present," writes the Secretary of the Torrance Chamber of Commerce, "we are turning away 15 to 25 applicants for houses every day. If we had 500 houses it is safe to say that they would all be rented within the next 60 days."

Two Rivers, Wis.—At a meeting held on May 4 of various firms and corporations interested in the housing problem which Two Rivers faces, a temporary organization was formed pending a solicitation of stock for a proposed housing company. Indications are that permanent organization will take place shortly.

Vancouver, B. C.—The demand for houses here is very great. Real estate men say the demand comes in part from skilled workmen arriving for employment at various manufacturing and shipbuilding plants, and in part from prairie farmers whose wheat crops in recent years have been exceptionally profitable, enabling them to send their families to the coast to live.

Watervliet, N. Y.—Severe criticism has been directed toward the city officials for their failure to bring about definite action with regard to increasing housing facilities. With the city becoming more and more crowded every day with new residents, the problem of finding lodgings is becoming more difficult. One real estate dealer, who is in close touch with the conditions, states that the only salvation for the city in this regard is to build homes and build them without delay.

Watertown, N. Y.—Three special representatives from Washington arrived in Watertown on April 26 to go over the housing situation. They spent but one day in this city going over the ground. They returned to Washington with special maps and data which had previously been prepared. No announcement as to their conclusions has yet been made.

Housing Betterment

OCTOBER, 1918

A Journal of Housing Advance

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No. 3

NEXT CONFERENCE, BOSTON, NOV. 25th - 27th

The Seventh National Conference on Housing will be held in Boston November 25, 26 and 27 at the Copley Plaza Hotel. Government War Housing Projects and Policies, Housing Problems of the Reconstruction Period, and Labor and Housing will be the featured subjects on the program, a special session being devoted to each. Rent Profiteering and methods of control will also occupy a separate session as will Management Problems. The evening session of the second day will be given over to Boston's Housing Situation, which owing to the recent appointment by the Mayor of a Commission to investigate conditions and make recommendations, is just now one of peculiar interest. This meeting will be preceded in the afternoon by an automobile tour of the city when visiting delegates will be shown certain of the slum districts, the park system and other features of interest to housing workers and city planners.

The opening session of the Conference will be Monday morning, November 25, at 10 o'clock and the last session Wednesday afternoon, November 27 at 2:30 o'clock. Copies of the preliminary program will be mailed shortly to members.

The Conference is being held in Boston by special invitation of Mayor Peters and 19 Boston social and civic organizations.

BOSTON MAYOR NAMES HOUSING COMMISSION

Carrying out the purpose announced in his inaugural address to promote better housing conditions, and granting a petition placed before him by representative citizens, Mayor Andrew J. Peters of Boston appointed, on July 16, a Commission of 10 members to make a thorough study of housing

conditions in Boston and to recommend legislation for their improvement.

"In your deliberations and in your report," Mayor Peters wrote to each Committee member in making his appointments, "I ask that you have only one thought before you—the greatest good for the people. I know that it is not necessary for me to say this, but I believe that no harm can follow from the continual emphasis of this point. Keep this thought ever before you, for it is the only foundation on which you can safely build for permanent good."

"In my inaugural address," he wrote, "I pointed out that there is no work of greater importance than that of maintaining the proper facilities for the best health of the public. Sanitary housing conditions for the great mass of citizens are fundamental and essential in safeguarding their health. Proper sanitary and living conditions are matters upon which the city must insist, and there is no doubt that in our city housing conditions imperatively demand attention.

"I expect the committee to investigate housing conditions in Boston and to report its findings without reserve; to determine whether the present laws are adequate to insure the maintenance of the best living conditions, and whether the present administrative organizations are sufficient properly to enforce the law. If it is found that the existing laws are insufficient and ineffective, I expect the committee to recommend such changes in the law as are necessary to carry out whatever recommendations your body may deem wise to make, that Boston's housing conditions may be second to those of no city in the land.

"The work I ask you to do involves a responsibility of major importance. This I know you appreciate. That the work may begin at the earliest moment, I shall be glad to have your acceptance of my appointment as soon as possible."

The Commission is composed of the following:

Charles Logue, chairman. Mr. Logue is a well-known contractor who served several years as chairman of the School-house Commission and is chairman of the special commission on housing of the Chamber of Commerce.

Amelia H. Ames, chairman of the housing department of the Women's Municipal League, who has given much of her time to the study of new housing laws.

Vincent Brogna, well known as a student of conditions in the congested districts.

Mrs. Frederick T. Lord, chairman of the Housing Committee of the Boston City Federation.

Edward H. Chandler, who was secretary of the mayor's commission on tenement house conditions in 1903 and 1904, and as secretary of the Twentieth Century Club played a prominent part in getting that commission appointed.

J. Randolph Coolidge, Jr., architect, and former president of the Boston Chamber of Commerce.

James E. McConnell, lawyer.

Edward F. McGrady, former president of the Boston Central Labor Union.

Rev. Michael J. Scanlon, chairman of the committee on housing of the Catholic Charitable Bureau.

James Solomont, long interested in Jewish charities.

Mayor Peters has made two other appointments of interest in relation to the housing movement. One is that of Senator Herbert Wilson as Building Commissioner; the other that of Dr. William C. Woodward of Washington, D. C. as Health Commissioner. This action was in accord with his expressed intention to do what is possible to improve health conditions. With men at the head of these departments entirely in sympathy with the Mayor—one of whom, Dr. Woodward, has a national reputation in health matters—the Mayor believes effective work will be done.

The petition asking for the appointment of a Housing Commission was promulgated and signed by officers of the following organizations: The Women's Municipal League, Boston City Federation, Associated Charities, Massachusetts Civic League, Catholic Charitable Bureau, Association of Collegiate Alumnae, Boston Branch, Boston Social Union, Department of Community Service of the American Unitarian Association, Boston Society of Architects and the Instructive District Nursing Association.

THE CONCRETE HOUSE

The concrete house, as desirable in itself and as offering a solution of the problem of the low-cost house, is being subjected to investigation by the American Concrete Institute through its Committee on Industrial Concrete Houses, the preliminary report of which, read at the wartime convention of the Institute in Philadelphia in June, is indicative of the value of the investigation to those interested in industrial housing.

Aside from certain technical comments with regard to methods of construction which would be factors in the cost of construction, the report makes the following statements of general interest:

"The investigations of the Committee have not shown that a concrete house can be built more cheaply than a wooden frame house. The relative cost of course varies in different localities according to the availability of different types of material, but speaking generally we find that the cost of concrete houses should run from 10 to 15 per cent more than the cost of a well-constructed frame house. The advocates of the concrete house must rely upon the superior merits of concrete as a material and not upon its low first costs.

"Three principal types of concrete house construction are the concrete block, the precast house, and the monolithic house. We have not pushed our studies into the stucco house or cement-gun covered house, which seems to be outside the scope of the committee. The general conclusions of the committee as to the merits of the various methods are that for small jobs the concrete block house stuccoed on the outside is the best solution but for large developments in which more than 50 or 60 houses are required, the monolithic or precast types show an economy in cost and speed that should place them in the foreground."

Commenting upon the restricting influence of building ordinances upon the construction of the concrete house, the committee states that "Building ordinances framed to control brick, tile and stone construction before the extensive use of concrete in wall construction are in most cases unduly burdensome and restrictive when applied to con-

crete. Six-inch walls are the maximum need in monolithic construction and 2 inches is common in precast construction where other structural members carry the load. Most codes call for 8 and some as much as 12 inches of thickness. Similar difficulties are found with floors. A reform of our building law is urgently needed in many of our big cities and the committee has in mind the preparation of a building code for concrete small house construction which will serve as a model for cities and suggests that after receiving the endorsement of the Institute it be circulated and urged upon municipal authorities.

"There is a widespread interest in the concrete house today. There is not, however, much active demand for it owing to the dearth of contractors experienced in concrete work who are entering this new field to create a supply. The majority of the small houses built today are built for quick sale by the vendor and not for investment. House building standards have been low. Competition in prices has been keen, but quality has been a secondary consideration. The demand at the present time seems to be for a better type of construction. Concrete meets this demand."

Advocating permanent construction the committee asserts that "the housing program of the Government entrusted to the Shipping Board and the Department of Labor will set the standard of housing for many years to come. It is of the utmost importance that these standards shall be higher than the low standards that now prevail and especially that the work done be of such permanent character that it may prove to be an adequate security for the funds expended and for long term mortgage bonds at low rates of interest.

"Good and sufficient housing is one of the most pressing needs of the nation at this time. Without it we are seriously handicapped in the winning of the war. The provision of good housing is not only an immediate need but a permanent national gain and every member who lends his influence and aid to the securing of this end is rendering a real service to the nation."

The members of the committee submitting this report are: Leslie H. Allen, Chairman; K. H. Talbot, Secretary, and

Messrs. John E. Conzelman, D. S. Humphrey, Milton Dana Morrill, Emile G. Perrot, John T. Simpson, and A. D. Whipple.

The following papers in addition to the above report were read at the convention of the Institute and may now be obtained in reprint form: "Architectural Design of the Concrete House," Emile G. Perrot; "Methods of Constructing Concrete Houses," K. H. Talbot, and "Advantages and Disadvantages of the Concrete House," John E. Conzelman.

LABOR AND HOUSING

"In the process of reaching up toward a better standard of living," says the Editor of the American Contractor in the issue of June 1st, "the American Workman is not overlooking the matter of housing accommodations. He demands better quarters than the squalid tenement of peace times. In his search for better houses, he is confronted by the fact that very few houses are available. Forced to live in squalid and unhealthy surroundings, he becomes discontented and either throws up his job and goes off in a fruitless search for jobs where houses are available, or else continues half-heartedly at his work and spends most of his time in the park or other amusement places. In other words, without proper housing, war production must continue to suffer. The Government has come to realize this more and more, and it is with special satisfaction that the building interests of the country will probably soon have such a national organization, that it will be able effectively to advise and to co-operate with the Government in providing additional houses."

STREET NAMES AND THE TOWN PLAN

With a view to obtaining a convenient and appropriate system of street names for its new industrial community at St. Helena, the Dundalk Company has announced a competition in which a prize of \$100 is offered for the best scheme submitted. The competition is open until November 15, 1918. The conditions of the competition—which are issued as a folder showing a complete town plan of the 55-acre tract on

which 500 houses and community features are being constructed—require that:

Names be suggested for all streets shown on the plan

Names be of simple spelling and easy (and obvious) of pronunciation

Names must be sensible and free from affectation or sentimentality

Short names will be preferred to long ones

“Since the only purpose in giving names to streets” the company explains in an effort to give competitors a key to its desires, “is to enable a person to find his way to a given destination, it is of primary importance that the system under which the names are assigned should be such that, to anyone familiar with the general plan, the name of a street will at once indicate its approximate location. A familiar example of such a system, as applied to a rectilinear street plan, consists of numbering all streets and calling those that run north and south ‘avenues’ and those that run east and west ‘streets.’ A plan of that simple character could not of course be applied to an irregular street plan like that of Dundalk.”

A RECORD FOR OTHER CITIES TO EQUAL

Of the 37 municipalities of the State of New Jersey which have been thoroughly inspected lately by the State Tenement House Commission, “Atlantic City ranks ahead of all” in its compliance with the tenement house law and general cleanliness, according to report of Miles W. Beemer, Secretary of the Commission.

Eleven inspectors recently investigated thoroughly conditions in 270 streets and 374 buildings. Of the buildings inspected they found that 345 come under the meaning of the tenement house act; i. e., they house three or more families. In all of these only 17 violations were found; and of these, but 9 were violations of sanitary provisions. Mr. Beemer attributed the excellent conditions to the natural pride of citizens in the reputation of their city as a show place; to the fact that there are but few cellars in which rubbish can accumulate; and to the conscientious enforcement of the sanitary code by the officials of the Health Department.

"The remarkable part of the investigation," Mr. Beemer is quoted as saying, "is that we have not found a single privy vault in the yards of the houses which come within the provisions of the tenement house act. The city apparently has done away with these disease breeding places and that is an accomplishment in itself. The only objectionable feature of some of the tenement houses was the garbage chutes. They should be abolished as they are breeding places for flies. It may be a little more convenient for the householder to dump her garbage in a chute rather than place it in a proper receptacle with tight cover, but failure to do this is not only endangering her own health but that of others as well."

"The Mayor and other City Commissioners are to be congratulated on their foresight and broadminded attitude in using every effort to make Atlantic City one of the healthiest communities in the United States."

Commenting upon Mr. Beemer's findings, contrasted with conditions prevalent prior to 1916, Miss Louise Ellis, Secretary of the Organized Charities of Atlantic City, writes:

"Things have happened in Atlantic City since March, 1916. In May, we had an election of new Commissioners and in June a new Health Officer was appointed who was qualified for his position. During the summer of 1916, when the infantile paralysis epidemic swept the country, Atlantic City had but 26 cases, none of which was fatal. During the two years in which Dr. Reed has been in charge of the Board of Health, the conditions have been materially changed. A large number of houses which were insanitary have been condemned and most of these have been torn down and replaced by brick houses. Mr. Beemer's report is substantially correct. There are still 3 sections in the city which have no sewer connections and in these three sections there are 25 privy vaults. These would not come under Mr. Beemer's notice (the properties not being tenement houses), but are supervised by the Board of Health."

"In its clean up week last May, 1658 double team loads of rubbish were removed by the city wagons. Dr. Reed is very anxious that Atlantic City shall be a model health resort and is using all the means in his power to accomplish this object."

MANUFACTURING CONCERN ASKS HOUSING SURVEY

The Proctor and Gamble Company has asked the Cincinnati Better Housing League to make a survey of housing facilities and vacancies within walking distance of its plant at Ivorydale. The survey has been begun and will be soon completed. The importance of this survey lies in the fact that it is the first one of the kind to be made, so far as it is known, by any industrial concern in Cincinnati and indicates an awakening among plants to the close relation of housing to the problem of securing and holding labor. The Company wants to determine how many workers can be housed near its plant in homes that are in every way desirable. "We find," said the Manager of the plant, "that when we employ new workmen they want to know where they can find homes. We are anxious to see if we can simplify that problem for them by having on hand information about the housing facilities within walking distance of the plant. If our plan works out successfully, we intend to establish a bureau for the purpose. The Company would, of course, not recommend rooms or any kind of accommodations unless they are entirely suitable for our workers to live in."

If the inspection for the Proctor and Gamble Company proves satisfactory it is almost certain that other factories of the city will take an interest in the way their workmen are housed. If this does result, it undoubtedly means a great gain to the cause of better housing in that city.

AUSTRALIA OFFICIALLY ACTIVE IN HOUSING BETTERMENT MOVEMENT

Each of the States of New South Wales, Queensland and Victoria, Australia, have taken official recognition of the importance of improved housing to the general welfare and have become active agents toward its promotion, according to an interesting summary of recent developments received from J. C. Morrell of the Public Works Department of Melbourne, Victoria.

Determined that there shall be more and better housing

accommodations for miners in all the mining districts of the State, the Government of New South Wales is taking steps to that end. Personal visits have been made to all mining districts by Cabinet Ministers who now are agreed that in many cases the conditions under which miners are compelled to live constitute a public scandal as well as a menace to the general health of the local communities. The Government has at present before it a number of suggestions from which it hopes to evolve a workable scheme. The State cannot undertake to make better housing provision out of the public funds, but it is believed that the co-operation of both the mine owners and the local governing authorities can be secured, so as to give the miners a sufficient number of houses to live in—houses, moreover, which will approximate the general standard for comfort, cleanliness and health which are provided for the workers in other industries.

The Government of Queensland has given its patronage to the Second Australian Town Planning Exhibition and Conference by granting 300 pounds toward the expense of this upon the condition that the Conference give particular discussion and consideration to—

1. The question of repatriation in relation to the establishment of new industries for returned soldiers and the town-planning aspects arising in that connection.

2. The question of the housing of the working classes.

The Royal Commission of the State of Victoria, appointed in 1914, "to enquire into the housing conditions of the people" has issued its third and final report.

The first report deals with the congestion, bad housing and insanitary condition of the Bay water frontages—10 to 20 miles from Melbourne—during the summer months; the second deals with the Health Act and the necessity for increasing its effectiveness and power of control, especially in regard to housing. The final report deals with the Local Government Act and seeks additional powers to control the subdivision of land and the conditions under which dwellings and other buildings may be erected. Definite recommendations are made in each report and it is probable that early action will be taken by the Government.

ESSENTIALS IN HOUSE BUILDING

The Canton, Ohio, Housing Commission has issued the following statement, setting forth what it regards as essential in the building of homes for the wage earners of that city:

"For light and ventilation, experience and observation go to prove that houses should be a reasonable distance apart. Taking the average angle of sunlight as at 45 degrees, houses should be as far apart as from the ground to the eaves, or from at least sixteen to twenty or more feet.* This distance is the minimum also for fire protection.

"Each room must have window area sufficient to admit the necessary light and air, perhaps one-seventh to one-fifth of the floor area. A room of 100 square feet would not be over-lighted with a window, measuring 4 to 5 feet, which would be one-fifth.

"Each room must be high enough to allow sufficient space for exhaled air above the heads of occupants, say eight and one-half feet. This permits the circulation and purification of air. The top of the window is the essential height of the room, and it should be seven and one-half or eight feet above the floor.

"Sanitation requires good drainage, construction which does not invite dampness, the proper disposal of refuse and the maintenance of general cleanliness.

"The cottage for a family of 5 should have not less than 4 rooms, really 5. Morals, self-respect, and decency, also health, demand this. For a family of five, three sleeping rooms are needed. If there is only a fourth room, it should be large enough to provide a buffet kitchen and dining table at one end and living space at the other. Where, then, will the daughters of the family receive their callers? There is a tendency not to care where, but it should be discouraged, for if a room is not provided inside the house for this purpose, they will go outside the home to meet them, a most undesirable alternative, as those with social experience well know.

"In the northern parts of this country provision for heat

*These are the standards of the Federal Government—Editor.

must be made. A small amount of heat is needed pretty nearly everywhere in this country. The method of providing it deserves especial attention and careful consideration on the part of the conscientious landlord or by the architect.

IOWA SEEKS HOUSING LAW

Iowa enjoys the distinction of having held the first State Housing Conference called by a state's Chief Executive, the object of the Conference having been to initiate a drive for a state housing law. Called by Governor W. L. Harding on September 6 and addressed by him, by Dr. C. W. Reese of Des Moines, who has been the active proponent of better housing in that city, and by Charles B. Ball of Chicago, the Conference closed with the adoption of the following resolutions:

"Resolved, That it is the sense of this Conference that Iowa should have a comprehensive state housing law providing regulations for the erection of dwellings in the smaller towns and rural communities of the state as well as in the larger cities and that a committee of 12 be appointed by the chair, which shall be known as a legislative committee, to cooperate with the Governor of this state in drafting such proposed law, in presenting it to the next legislature and urging its passage thereby.

"Resolved, That this Conference should be and hereby is resolved into a permanent organization to be known as the Iowa State Housing Association; and that an executive committee of which Gov. W. L. Harding shall be one and the chairman, shall be appointed by the chair to discharge the administrative affairs of the said association.

"Resolved, That this Conference hereby cordially express its commendation of the initiative and foresight of Gov. W. L. Harding in calling this conference of men and women which is unique in the history of social reform, and thereby setting in motion a great movement for the improvement of living conditions of the people of this state."

Governor Harding appointed as members of the committee, to draft a housing law, the following: Dr. Curtis W. Reese of Des Moines, Chairman, Des Moines Housing Commission; Mrs. John W. Watzek of Davenport, President, Iowa Fed-

eration of Women's Clubs; Fred A. Canfield of Cedar Rapids, President, Iowa Federation of Labor; George Cosson of Des Moines, former Attorney General of Iowa; Miss Bessie McClenahan of Iowa City, Director, Social Welfare Department of the State University of Iowa; Henry Brady of Perry, former member of the legislature; Mrs. W. H. McHenry of Des Moines, Chairman, Legislative Committee, Iowa Federation of Women's Clubs; George Wrightman of Des Moines, Secretary, Iowa Manufacturing Association; Allen H. Kimball of Ames, President, Iowa Chapter, American Institute of Architects; W. B. Manly of Sioux City, and H. W. Byers of Des Moines, Corporation Counsel.

The members appointed to the executive committee, aside from Governor Harding, are:

C. E. Snyder of Sioux City; Mrs. Homer A. Miller of Des Moines; Paul Rankin of Dubuque; Mrs. M. Burus of Sanborn; E. H. Trent of Ottumwa; E. A. Hasselquist of Chariton; John S. Crooks of Boone; Robert Blaise of Sigourney; W. E. Bullard of Belmond, and Mrs. H. W. Spaulding of Grinnell.

WILL ENLARGE CITY TO TWICE ITS PRESENT SIZE

The Janesville, Wisconsin, Chamber of Commerce has undertaken the organization of a Housing Corporation to which will fall the task of enlarging Jamesville to twice its present size to accommodate the 10,000 employees of the new plant of the General Motors Company now in the course of erection.

The tentative plan of organization, which was approved at a conference of members of the Chamber of Commerce with J. A. Craig of the Janesville Machine Company and J. L. Kenyon of Pontiac, Mich., in charge of the General Motors Corporation Tractor Department, provides for the following personnel: The President, Vice-President, Secretary-Treasurer, Directors and Manager of the Chamber of Commerce; Chairman of the Members Council; representatives of the Janesville Machine Company; the Mayor, City Engineer,

Chairman of the Council Finance Committee; Chairman of the Council Highway Committee; City Attorney, Superintendent of Schools; representatives of the Electric Company; the Gas Company and each of the telephone companies; City Assessor, Chief of the City Water Department; three representatives of real estate agents; one representative from each bank in the city; three attorneys, one representative from each building concern; one representative from each building supply concern; Secretary of the Y. M. C. A.; two members of the clergy of the city; one representative from the School Board, one member of the Police and Fire Commission; Chairman of the Homes Registration Bureau; Chairman of the Local Community Labor Board; one woman from the Federated Clubs of the city; one woman representative of the city familiar with civics; and the Chairmen of the following Chamber Committees: Beautification, Car Service, Building and Loan and Band Stand.

The Chamber of Commerce cooperated recently with the U. S. Housing Corporation by suggesting the personnel for the newly established Home Registration Bureau and by organizing and bringing to completion, with the aid of women of the city, an emergency housing survey which revealed that the city can provide housing immediately for more than 1,000 people without crowding.

CALIFORNIA LAW CONSTITUTIONAL

The California State Housing Law has been declared constitutional by Judge Crothers of the Supreme Court of San Francisco. In the case involved, the Board of Health of San Francisco had filed complaints against the owners of 20 cheap lodging houses, alleging that they were firetraps, insanitary and a menace to life and health. The owners contested that action, maintaining that the new hotel and lodging house law was confiscatory and unconstitutional. The courts swept aside these contentions and stated that a law providing for the welfare of human beings was not unconstitutional.

"The only effect we have noticed from the attack on the laws," says Mark C. Cohn, Director of Housing of the State Commission of Immigration and Housing, "is that they have

received much favorable publicity that might not otherwise have come out."

"Courts recognize," said Judge Crothers in rendering his decision, "the necessity of practical and progressive legislation in such matters to keep pace with the advancement of knowledge and experience and with changing conditions . . . The act was passed under the inherent police power existing in every state, within the limitations of the constitutional guarantees, to promote, among other things, the public order, safety, health, morals and comfort and the general welfare. The police power must ever remain the most sweeping and elastic of all powers vested in the state. It is one of the chief duties of the legislature to see to it that the regulations governing the building of cities and the conduct of enterprises, which directly or indirectly affect the public health, comfort or morals, shall be so conducted that they shall not merely not be public nuisances nor menaces, but so as to directly tend to conserve and improve the public health, morals and comfort of the public insofar as that can be practically accomplished under the changing times and circumstances."

UNIFORM FIRE PROTECTIVE MEASURES

In its warfare against needless sacrifice of human life and property by fire, the National Fire Protective Association at its meeting in May adopted the report of its Committee on Fire Resistive Construction which advocates the following measures:

1. The adoption by municipalities of the Standard Building Code of the National Board of Fire Underwriters to the end that fire-resistive building construction may be encouraged, the use of inflammable roof coverings prohibited, adequate exit facilities from buildings assured, and interiors so designed and fire-stopped as to make easy the extinguishment of fires therein.

2. The adoption by all states of minimum building requirements for the protection of state and county hospitals, schools, asylums and similar institutions outside city limits

and of small communities in which the establishment and enforcement of a building code is impracticable.

3. The enactment by each state of the fire marshal law, advocated by the Fire Marshals' Association of North America, to the end that official investigation may be made of the causes of all fires, that preventable fires may be eliminated by public education and the crime of arson stamped out.

4. The adoption of the associations's suggested ordinance providing for the systematic inspection of all buildings by city fire marshals or local firemen to insure the vigorous enforcement of rules for cleanliness, good housekeeping, and the maintenance of safe and unobstructed exits, fire-fighting apparatus, and other protective devices.

5. The enactment of ordinances similar to that of Cleveland, fixing the cost of extinguishing preventable fires upon citizens who disregard fire prevention orders, and a more general legal recognition of the common law principle of personal liability for damage resulting from fires due to carelessness or neglect.

6. The wider general use of the automatic sprinkler as a fire extinguishing agent and life saver and the more general adoption of the fire division wall as an important life-saving exit facility.

7. A careful study of the technical surveys of cities, made by the engineers of the Committee on Fire Prevention of the National Board of Underwriters, covering the items of water supplies, their adequacy and reliability, fire department efficiency, fire-alarm systems and conflagration hazards, and of the possibility of cooperation among neighboring cities through mutual aid and the standardization of hose couplings.

8. The adoption of the association's suggested laws and ordinances for state and municipal regulation of the transportation, storage, and use of inflammable liquids and explosives.

9. The universal adoption and use of the safety match and legislation prohibiting smoking in all parts of factories,

industrial and mercantile buildings except in such fireproof rooms as may be especially approved for the purpose by fire departments.

10. The education of children and the public generally in careful habits regarding the use of fire.

11. The co-ordination of all these activities, through a central administrative officer or body of the state or city having primary jurisdiction, for the purpose of promoting uniformity of action and efficient cooperation.

SMALLPOX AND HOUSING

Searching for the cause of a renewed outbreak of smallpox in the city last spring, the Harrisburg Patriot found occasion to score bad housing as an important factor in the nurture and spread of the disease.

"Could there be any connection between the baffling reappearance of smallpox and the housing conditions of the district in which the disease occurs?" the paper queried. Then answered its own question as follows:

"Can any sensible person doubt it?

"Here again the public gets a demonstration and a warning of the price they must pay for enduring vicious housing conditions such as have been permitted to exist in the very section of the city where crime and disease contest with each other for first place.

"Once again the sleek and well-fed and well-housed persons ought to realize that all their well being will not protect them from disease germs that may be lugged home with the wash or by the washerwoman or by the maid or cook whose home is in the infected area. Nothing in the world will protect one section of the city from another in matters of this kind.

"The lesson is that Harrisburg must awake to the menace which threatens. Even the selfish person must realize that overcrowded, unsanitary housing conditions endanger the best housed and best fed. But a finer reason than that exists. A city owes humane living conditions to its inhabitants. If it

refuses or fails to provide them it must pay the price and if smallpox reaches out into the so-called better sections of the city, it will be but the consequence of a city's neglect of its housing conditions."

WORKMEN'S COTTAGES IN AFRICA

That the entire world is being stirred to new ideals and to new ideas in construction work, as one of the incidents of the war, is being constantly attested by current developments. One of the many evidences of this may be discovered in the following extract from an article on "Workmen's Cottages" in the *Architect and Builder of Cape Town, South Africa*:

"There is little doubt that the immediate future will see immense developments in the provision of cottages and small houses. For many years the population of many of our large towns, on the whole, have been most vilely housed. Now, I venture to think, we are on the eve of a renaissance. We are getting discontented, and some of us are getting ashamed of the houses in which we have hitherto lived. Hence, the large place that housing reform is taking within our midst by social reformers of every type.

"The discontent of which we speak, and for which various remedies are put forward, is not alone concerned with city slums and dilapidated cottages, with over-crowding and the dearth of decent habitations for the poor—with all those conditions, in fact, that make up the housing problem as it is generally understood. The discontent applies equally to the poor and to the comparatively prosperous members of the working classes. The grimness of the semi-detached house with large and lofty living rooms (vide auctioneers' catalogues), its long passage, or, in the case of a double-story house, its long flight of stairs and dismal rooms ill-planned and of shoddy construction, no longer satisfies. This class of house has become in many cases the refuge of families of narrow means, who endure its discomfort for the sake of its respectability, but never for one moment imagine themselves satisfactorily housed. In many cases the unsatisfactory houses are divided between two or more tenants, although the sanitary and other conveniences were never planned for more

than one family. Thus we have quite a large proportion of the population most ridiculously and uncomfortably housed and just beginning to be conscious of it. It is a curious reflection that for the great majority of the people one of the first essentials of civilized life, the fixed dwelling place, bears little relation to their needs or their desires and requirements.

"But while this is true of the majority, there is a steadily growing minority who have found out a better way. Some have learned the uses of architects; they have learned that a house, as well as a suit of clothes, may be built to meet their individual requirements, and will cost little, if any, more than the ready-made and, perhaps, second-hand article; and all the architects, for their part, are cheerfully meeting the demand, when called upon, to design and create a more convenient and more seemly dwelling for the man with small means."

NO APARTMENT HOUSE WORTH A MEDAL

After a careful examination of the merits of the 160 apartment houses erected in Cleveland in 1916, the Jury on Apartment Houses of the City Plan Committee of the Cleveland Chamber of Commerce has returned the following "verdict" to the Sub-Committee on Medal Awards:

"The Jury having failed to find any example which is free from the harshest criticism, is unanimous in the opinion that the Cleveland apartment houses are doing less than any other class of building to enhance the beauty of our city, and therefore recommend with regret that no medal be awarded for the 1916 group of apartments."

"As laid down in the program set by the sub-committee on medal awards," the report amplifies, "the buildings were scored on sanitation, on plan or the adaptation of space to use, and on aesthetic value.

"The Jury has carefully considered all of the apartments and finds several in which the items of sanitation and plan have been given creditable consideration. The various phases of sanitation, being well defined and regulated by the building code, were of equal value in several buildings. A surprising lack of variety in plans was discovered, the apartments in general being variants of one or two equally good typical

arrangements. The most livable apartment was one situated on a wide and rather shallow lot and was planned so that living and dining rooms had unobstructed street views; the porches were well isolated and the interior halls were short. In most cases the entrance halls lacked the size and dignity which should be given to buildings housing several families.

"The Jury finds a lamentable lack of aesthetic value in any of the buildings. Several of them possess creditable street facades, but the other visible sides are entirely lacking in commendable qualities. In no case were the side elevations built of the same materials used on the front although they were perfectly visible from the street, and of great importance in making the building harmonious. . . . Few cases showed that the color scheme had been chosen to harmonize with the adjacent buildings. The use of meaningless ornament, poorly proportioned porches, clumsy, uninteresting cornices, uninviting entrances and faulty fenestration were much in evidence and the design of rear and side stairways leaves much to be desired. Few cases showed careful thought in the landscaping and planting of the grounds, and in many cases apartments were not in alignment with their neighboring buildings.

"Inasmuch as the awarding of a medal presupposes that the building is free from general criticism and is of a type which should be fostered in the community, the Jury is of the opinion that, while one building may be the best of its class for a certain year, yet if it fails to meet the fundamental requirements of aesthetic value it should not be dignified by a medal."

CITY PLANNING IN WAR AND PEACE

The April number of "The City Plan," the quarterly bulletin of the National Conference on City Planning, contains two treatises of special interest, being summaries of the more important discussion at the War-Time Conference on City Planning, held at Philadelphia in February in conjunction with the Conference on War Housing. The one is "Community Planning for War-Time Industries," discussed by Frederick Law Olmsted, Thomas Adams, E. P. Goodrich,

Charles Harris Whitaker, Richard S. Childs; and the other is "Community Planning for Peace-Time Industries," discussers, John C. Olmsted, John Nolen, and Emile G. Perrot. Of more than passing interest also is the discussion of the proposed Comprehensive Plan for the Philadelphia District, presented by George S. Webster, B. A. Haldeman, Owen Brainard, Leslie W. Miller, and Edward R. Mack.

HOW ONE STATE HEALTH DEPARTMENT IS IMPROVING WAR-TIME HOUSING CONDITIONS

The Bureau of Housing of the State Department of Health of Pennsylvania, John Molitor, Chief, is making a sustained effort, through a well-devised plan, to improve war-time housing conditions throughout the State by urging, as a patriotic duty, upon every community in which industrial activity has been stimulated by the war, an organized campaign for housing betterment.

Letters are being sent to the mayors of all such cities pointing out the need, outlining a plan of action and proffering the assistance of the Bureau in carrying through the plan.

With each letter is sent also the draft of a local housing ordinance, "drawn up and recommended by the Bureau of Housing for all Boroughs and Cities in Pennsylvania in which such legislation is needed."

"At this time in our nation's history," the letter to the mayors points out, "each municipality should plan its activities and economies so that they will contribute to the utmost in helping to win the war. It is imperative that municipal services, so essential for the protection of its citizens be maintained at a high rate of efficiency, and the health of every man, woman and child be maintained at a high level and the death rate be kept down to the minimum. No municipal service essential to the public health and that affects our daily existence should be neglected or crippled * * * We consider it, therefore, one of the most advanced steps that your council could undertake, in assuming charge of the health work of your city, is that you adopt some housing regulations, with the view that there be no chance for a building being construc-

ted which may become a nucleus of many insanitary conditions leading to the breeding of disease, and which will undoubtedly tend towards the lowering of property values in its vicinity, thereby creating a slum neighborhood.

"As a preliminary to the housing investigation and study, we recommend that you concentrate on the following points:

1. Lots must not be built up to the full area with buildings to be used for human habitation.
2. Eliminate all dark rooms which may be used for sleeping and living purposes.
3. No cellar rooms should be used for sleeping purposes, and those used as kitchens and dining rooms should be lighted and ventilated by windows opening directly to the outside air.
4. Stop overcrowding of sleeping rooms, and forbid the use of the same beds and bedding by alternating shifts of men.
5. Bath rooms and water closet enclosures to be lighted and ventilated, and should be easily accessible from the public halls, and not located so that it is necessary to go through a bed room in order to reach same. Each family should have its separate toilet accommodations.
6. Compel connection of all plumbing systems to the sanitary sewer system of the city where possible, and prohibit the construction of privy vaults or cesspools on streets which are sewered, and also compel the abandonment of all privy vaults and cesspools on properties located on sewered streets.
7. Where houses are located on streets that are not sewered, privies must be constructed in a substantial and sanitary manner, and maintained at all times in a sanitary condition.
8. There must be adequate water supply for each house, and in each building used for multiple habitation, there must be a separate water supply for each family.
9. All houses should be kept in good repair, the cellars free from water or dampness, and the premises maintained in a clean and sanitary condition, free from rubbish and garbage.
10. Surface drainage of all kinds except rain water should

be eliminated, and kitchen and laundry wash water should be discharged into the sewer system.

11. Vacant lots, yards of all kinds, and private alleys should be frequently inspected, and the owners and caretakers, or the abutting property holders, as the case may be, should be compelled to maintain them in a sanitary condition at all times.

12. Board fences should be prohibited and where fences are needed, they should be of light iron or wire construction."

A summary of results made by Mr. Molitor in June showed that two towns, namely South Bethlehem and the Borough of Old Forge, had adopted the ordinance recommended; that the local councils of 17 towns were favorably considering a housing ordinance; that considerable housing work had been done in 59 other towns but that in 7 of these, conditions were not favorable at the time for bringing the local authorities to realize the importance of controlling their housing development, while in the other 51 no attempt had as yet been made to secure local legislation.

OLD HOUSES FOR NEW.

As a means of providing decent homes for the workingmen of London and certain of the larger provincial centers of industry, "The Architects' and Builders' Journal" of London is agitating rehabilitation by the State of old residences and residential sections, pointing out that cottages cannot be built near enough to the town laborer's working place because land is too precious and that transportation facilities for long distances are not such as to tempt the worker far into the suburbs. The Journal advocates this rehabilitation as a State project not only because of the large outlay of capital that would be necessary to accomplish it, but also because the re-establishment of central control such as existed in the early development of a given district, would make possible the redemption of the architectural character of the district under a unified plan. "It is pitiful to see the degradation into which many fine old streets and squares, not only in London, but in many country towns have fallen. For their original dignity

they owed much to a local and partial application of town planning ideas; their deterioration has arisen from fortuitous departures from those ideas. The process of degradation seems to be somewhat as follows: First, a single owner builds a street, a square or perhaps only a row of houses, in accordance with a general plan and purpose. In course of time there are many owners where at first the ownership was single. Then, even supposing that the 'character of the neighborhood' is not yet changed, the houses gradually lose their harmonious agreement. They are 'done up' separately and in diverse ways; or some of them are utterly neglected, while others are painted and plastered and modified in their external details, until the architect who designed them would hardly recognize them, and, in any case, would not care to father them. Finally, the hodgepodge is completed by putting the houses to miscellaneous uses for which they were never intended. Some are 'converted' into shops, others into offices or warehouses. Such of them as remain residences become dingy boarding houses or swarm with working-class tenants.

"Is the rehabilitation of these fine old houses at all possible? As far as we can see, there is only one way in which the object can be secured, and that is by State or municipal purchase, and hence the re-establishment of central control. It would, we fear, involve an enormous cost, because there would be so many trading and other vested interests to satisfy. In some instances, however, it would be cheaper and infinitely preferable, under the national housing scheme, to convert fine old houses than to build new cottages."

THE CITY ENGINEER AND THE CITY PLAN

As an example of what a city engineer, when he is a man of intelligence and foresight, can do for his city in the field of city planning, the report recently submitted by City Engineer Roscoe E. Sawistowsky to the Mayor and Council of Davenport, Iowa, is of unusual merit.

The report was prepared in compliance with a resolution passed by the City Council in February 1917 to the effect "that the City Engineer prepare a Comprehensive Plan for

the orderly development and extension of the street system of the city of Davenport, containing suggestions for the correction of mistakes where the present plan is considered defective, and recommendations for controlling the platting and development of tracts within and contiguous to the city limits, the minimum size of lots, limitation of number of houses to the acre, and establish building lines, residential, retail and manufacturing districts, and containing other matters pertinent to such plan."

Instead of executing the commission in a perfunctory manner, Mr. Sawistowsky put time and thought not only into his recommendations but into their effective presentation with the result that the report, though not elaborate or expensive, as such reports go, is pleasing as well as convincing. It is illustrated with photographs, maps and drawings which add both clarity and interest to the text.

His recommendations are discussed under the following topics: Streets, Lots, Districting or Zoning, Excess Condemnation, Finance, Transportation, Grouping of Public Buildings, Bathing Beach, Parks and Playgrounds.

The appendix contains a proposed constitutional amendment granting power of excess condemnation, a proposed law authorizing the establishment of a city plan commission, and an existing act of the Iowa State legislature authorizing restricted residence districts in cities.

Of greatest interest to housing workers, perhaps, is the section dealing with the size of lots. "It is highly desirable," Mr. Sawistowsky writes, "that a standard minimum size of lots be adopted for residence properties. The evils arising from the platting of lots 20 and 25 feet wide are apparent at a glance. * * * If this practice is permitted to continue, and the prices of the lots such that a workingman could not afford to buy more than one for his home, conditions will become quite congested. The development would be monotonous, as the type of architecture obtainable on a 25-foot lot cannot be as pleasing as that on a wider building site.

"The street will be most attractive, where the space between houses is sufficient to give plenty of light and air, and provide ample room for simple planting. It is highly desir-

able, therefore, that if the size of lots is to be decreased, it should be done by shortening the depth of the lot and not the width.

"The width of lots should not be less than 45 feet, and preferably 50 feet or more, and the depth not less than 100 feet. The recommended minimum standard size for lots is 50 feet x 100 feet. The size of lots in the 'Highlands' addition is 50 x 125. This is a splendid type of development for the workingman's home. Statistics compiled of 16 cities from various parts of the United States show that the size of lots vary all the way from 15 x 50 feet the average for Philadelphia, to 200 x 200 for Syracuse. The general tendencies for most of the cities was an average lot 50 x 150.

"Where lots are too long the tendency is to erect houses on the rear of the lot fronting on the alley. We have only a few instances of this practice in Davenport, but as the property value increases, the property owner is tempted to increase his revenues by building on the rear of his lot. This no doubt, will become a serious problem here as it has elsewhere. The buildings in the rear tend toward congestion and improper building conditions. The only remedy is to make the lots shorter, so that the amount of money invested in land and improvements will be less. There should be lots available for the workingman who cannot afford to buy a large lot to build his cottage on.

"The building of a cheaper class of dwellings on the alleys causes an unsanitary condition of affairs that is not only prejudicial to the physical, but to the moral health of localities in which it exists. The shortening of lots will no doubt have a tendency to widen them without unduly increasing the cost of land. More streets for frontage combined with fewer and narrower cross, or connecting streets, would enable the land owner to do this without a burden on the purchaser, and we would have districts that would more nearly retain their value.

"Under present conditions where a block has been built up, we invariably find the same uninviting passages which have a depressing effect on property values, as they impel the residents to abandon their undesirable houses and move out into

newer sections. This causes great economic waste, it reduces the income of the property owner, and reduces the city's revenue from taxation, and we soon have, if not a slum, at least a most uninviting section that is always retrogressing.

"The best method of regulating the above conditions would be to limit the percentage of the lot the residences are to cover, as is done elsewhere. New York has provided that in the residential sections no building shall cover more than 30 per cent. of the lot from a point 18 feet above the curb. On the lower level, it may cover 50 per cent.

"The houses on a typical residence block in Davenport where lots are 45 x 150, cover approximately only 20 per cent. of the lot area. In our business district the buildings occupy an average of 95 per cent. of the lot area."

HARRISBURG CHAMBER OF COMMERCE SEEKS SOLUTION OF HOUSING PROBLEM

Harrisburg, Pa., as a munition center, is feeling the pinch of a housing shortage which has aroused the business men of the city to take action. They have called into consultation the Secretary of the National Housing Association who spent September 19 and 20 in Harrisburg going over the situation and addressing the members of the Chamber of Commerce at a luncheon. As a result of his visit business men are considering the organization of a citizen's stock company to build houses of moderate cost. An investigation made by the Chamber of Commerce which revealed that there were but 49 vacant houses in Harrisburg also showed that the percentage of vacancies, normally 5, has been reduced to one-fourth of one per cent.

"This question of housing," said Mr. Veiller, addressing the Chamber of Commerce, "is a problem for the people of Harrisburg just as much as the construction of sewers or the erection of school houses, which you do not permit to be controlled by speculative builders.

"You have got to provide decent living conditions and healthful surroundings for your workmen in these days of keen competition and in the days of keener competition in the period after the war, if you hope to retain labor.

"The opportunity for service in this matter of improving housing ought to appeal to the people of a city in which I have in two days' visit sensed the presence of community spirit and a breadth of vision that looks far into the future."

The press of the city is heartily back of the movement for more and better houses and received favorably the suggestions offered by Mr. Veiller. Andrew S. Patterson, president of the Chamber of Commerce, said that he "would give the members a few weeks in which to think the matter over after which some action might be expected."

WHAT A LOCAL HOUSING ASSOCIATION CAN ACCOMPLISH

We were asked not long ago by several cities to state in writing what service a local Housing Association could perform and why it was necessary to have such organizations. An effective answer to this query is found in the recently published report of the Philadelphia Housing Association.

Even had it not behind it a record of seven years of valuable service to the community, the Philadelphia Association could justify its existence by the efficient manner in which it served the city last year when, as the opening sentence of the report says, Philadelphia found herself "even less prepared for war than was the Nation."

Handicapped by a close approach to its debt limit; by inadequate sewerage and water systems; by a marked dropping off in building activities and lastly by a seriously undermanned Division of Housing and Sanitation, the city suddenly had thrust upon it an enormous new population of war workers. First came an influx of southern negroes in numbers variously estimated from 18,000 to 60,000. Closely following them came vast numbers of white workers to man the great shipbuilding yards in the vicinity. Houses—decent houses—soon became the city's most pressing need.

Laying aside its own plans for assembling data on which to base a program of work extending over several years, the Philadelphia Housing Association bent all its energies upon aiding the city to rise to its new opportunities.

"As early as February," the Secretary, Mr. John Ihlder, states in his report, "when it became evident that the negro migration would assume serious proportions, the Housing Association joined a number of other organizations and city departments in forming a Negro Migration Committee of which the Association's secretary became chairman. This Committee sought to keep in touch with changing conditions produced by this migration so that it might prevent abuses or secure corrections.

"The dearth of dwellings soon became the most serious phase of the problem. First was the question of temporary lodging for those who arrived without any provision having been made for them, with no friends or relatives or with directions so vague as to be useless. Next and more serious was the question of securing permanent dwellings."

The methods adopted to overcome this dearth brought success, though only after weeks of arduous effort. At first the Association Office served as a clearing house for landlord and tenant. Reported vacancies in rooms and dwellings were investigated; all available vacancies were listed, while dwellings deemed unfit for occupancy were reported to the City Division of Housing and Sanitation, as also were all cases of overcrowding which the Association discovered in its rounds. In this way much was accomplished in the improvement of sanitary conditions, but so few were the vacancies available that other means of providing housing had to be resorted to. "There were hundreds of small houses," says Mr. Ihlder, "but they were not in negro districts and owners were reluctant to take negro tenants. In three days we called upon 72 of the leading real estate agencies which control small houses and received only 10 addresses. . . . Our inspectors after visiting them reported that all were in such bad condition that we could not recommend them. We then called upon practically all the real estate firms in town with no better results. One agent told us that he had over 200 negro applicants and not a vacancy. . . . Reply postal cards were distributed to all cooperating agencies, to negro churches and other organizations asking them to notify us at once of vacant houses. At the same time similar postal cards

addressed to the Travelers' Aid Society, were distributed among the negro churches with the request that any one who could give temporary lodging to migrants should sign and mail them. All of this produced practically no result. We then sent special inspectors out through negro districts. After two days each inspector had found only a single house. Some of the cooperating agencies sent in addresses but when these were visited—never less than 24 hours later—the houses were always found occupied, or they were in uninhabitable condition."

Then, through the press and through a direct appeal to the Real Estate Board, the Association made an organized effort to induce owners to take in negro tenants in regions near negro districts whenever white tenants moved out. "This had an appreciable effect," the Secretary reports. "During the succeeding months many houses were turned over to negro occupancy and in some cases whole squares where there had been only two or three negro families before were entirely occupied by colored."

In the meantime the influx of white workers had begun steadily to increase. Having at hand statistics which showed that new dwellings erected had decreased in number from 7,762 in 1916 to 2,733 in 1917, the Housing Association constantly urged during this period the building of more houses in order that Philadelphia might be prepared to grasp the great opportunity for permanent growth which the shipbuilding industry had brought to its door. At the same time, also, in order that gross overcrowding might be avoided, the Association urged the transfer of labor from non-essential to essential industries within the city instead of importing additional labor.

Finally, the situation became so critical and public opinion proved so slow of comprehension that, in conjunction with the Pennsylvania Housing and Town Planning Institute, the Association called a conference of the various interests affected. Out of this conference grew a Committee on Supply of Dwellings composed of the Directors of the Departments of Public Works and of Health, the Presidents of the Real Estate Board, the Operative Builders' Association, the Phila-

delphia Chapter of the American Institute of Architects, the Octavia Hill Association, and the Philadelphia Trust Company, and the Secretary of the Zoning Commission as well as two Directors and the Secretary of the Housing Association.

The Committee soon came to the conclusion that the only hope of relief lay in government intervention. "It found," the report says in part, "that the erection of new dwellings for wage earners had fallen off to such an extent that there would be a shortage of approximately 3,874 from the normal supply by the end of 1917, that the prospects were this shortage would amount to more than 9000 by the end of 1918, that no considerable amount of local capital was available, that materials were both abnormally high in price and uncertain in delivery, that labor was high and scarce. Representatives of the Committee therefore went to Washington where they presented these facts to the Housing Committee of the Council of National Defense."

Along with the added tasks imposed by war conditions, however, the Association carried on its routine work with increased efficiency. During 1917 the number of violations corrected through the Association's Department of Inspections and Surveys and that of Rentals and Repairs combined was 4244 as against 3254 in 1916. Some of the items in the total were:

Privy vaults abandoned.....	1277
Water cleared from cellars.....	388
Adequate water supply secured.....	177

"The most important single accomplishment of the Department," the report states, "was in securing the underdraining of 16 houses in the 2800 block on N. Lambert St. This street was unpaved and unsewered. The only toilet accommodations were privies. Some of the cellars were flooded."

In addition to the regular work the Department gave much time to special investigations for the Federal Shipping Board and others. During the year it secured 52 houses in response to 88 special requests.

During the year, through its Department of Inspections and Surveys the Association organized an inspection trip for

the Committee of Public Safety and Chamber of Commerce; two trips for the Haverford Reconstruction Unit then in training for the work it is now doing in France and for four nurses in training at the Philadelphia General Hospital. The Department also supervised a district survey made by the students in the School of Social Service and in the Public Health Course at the University of Pennsylvania. In this district 312 violations of law were found which were at once reported to the Division of Housing and Sanitation with the result that on the first reinspection of the properties complained of 145 violations had been corrected.

In the field of legislation the Association supported 5 bills introduced in the session of 1917. Of these one became a law. Drafted by the Division of Housing and Sanitation, it provides for the regulation of rag and junk shops by the Board of Health in cities of the first class giving the authorities ample power to deal with conditions that greatly need further regulation. Three of the other 4 supported would have given necessary powers to the city in regulating future development. Two were joint resolutions proposing amendments to the constitution, and the third proposed extending the authority of the Department of Public Works of cities of the first class over areas lying within three miles of their borders. The two joint resolutions were designed to give the city power of excess condemnation and new powers in the assessment of benefits. The fourth bill gave the Bureau of Building Inspection increased powers to secure the repair, demolition etc. of dangerous buildings.

HOUSING STANDARDS OF LEICESTER

Leicester, England, a town of some 220,000 inhabitants, recently adopted the following standards to which all future house construction must conform:

1. The limitation of building densities to 12 houses per acre.
2. Defining the portion of the site area of a dwelling house which may be covered with buildings.
3. The fixing of building lines.

4. Provision of proper open spaces.
5. A bath for each family.
6. One room on the ground floor should be at least 180 square feet in area.
7. The height of all bedrooms to be not less than 8 feet for two-thirds of the floor area, and the vertical walls not less than 5 feet high.
8. Three bedrooms of a minimum floor area of 160, 110, and 70 square feet, respectively to be provided.

MASSACHUSETTS REGULATES PROFITEERING

The lands and buildings of profiteering landlords of Massachusetts who have made living for workers in war industries almost intolerable because of excessive rental charges, will be seized by the State, it was announced recently.

The authority to take over the land and buildings of such landlords was given in proclamation by Lieut-Gov. Calvin Coolidge, acting Governor. The proclamation went into effect on August 28 and immediate relief for war workers was predicted.

STATE CONFERENCE ON HOUSING

Where and how shall the workers of Pennsylvania, the chief industrial state in the Union, be housed? That, under various headings, is what the fourth Annual Conference of the Pennsylvania Housing and Town Planning Association discussed at its meeting in Johnstown on June 13 and 14.

The Conference opened with the consideration of a plan for the development of the industrial district that covers several cities, boroughs and townships. The plan that supplied the text for this discussion had been prepared for the Philadelphia district, but the principles underlying it, and the methods proposed, apply equally to any other industrial district in the country where modern industry has disregarded political subdivisions. Then was taken up the question of properly developing the individual city, especially the small

city, so that it will be most effective; so that losses due to misadjustment will be reduced to a minimum.

With these questions were taken up those of how to finance low-cost dwellings and the standards that should be required. The Conference also discussed a proposed state housing law that will require high standards in new houses, will call for necessary sanitary improvements in old ones and for proper maintenance of all houses so that the high death rates and the high infant mortality rates in some Pennsylvania cities and towns may be lowered.

Among the speakers were representatives of the federal and state departments concerned in housing, architects and builders, and leaders in civic improvement from all parts of the commonwealth.

SWISS LACK DWELLINGS

Switzerland, too, has been forced practically to suspend building operations, so far as private houses and apartments are concerned, through the high prices of labor and material due to the effects of the world war, and is contending with a serious shortage of dwellings, according to items found in copies of Swiss newspapers reaching here.

In an interpellation as to what the Cantonal Government purposed to do toward aiding the City of Berne to overcome this shortage, Councillor Munch, as reported in the *Berner Tagwacht* of July 15, pointed out that in 1917 only 27 buildings, with 122 apartments, had been constructed there, whereas the normal demand for new dwelling places was about 500 per year, and the situation had been made worse by the influx of outsiders during the war, which had amounted to about 10,000 in the city.

He also declared that the order of the Federal Council protecting tenants from rent extortion had been nearly nullified through a decision by the Swiss high court to the effect that sale of real estate broke all leases, and that landlords were resorting to many spurious transactions in order to be able to raise rents. The space required by the numerous Federal departments that had been created during the war had also added to the housing difficulty.

WELL DESIGNED CITIES WILL DRAW BEST WORKERS

Believing that the cities which provide the best housing facilities for workers will attract the most desirable industries and the best class of workmen, the New Jersey Chapter of the American Institute of Architects has adopted resolutions offering the services of the organization to any community in the state desiring them:

The chapter argues that labor organizations are investigating the conditions under which their members live and are noting how manufacturers in various cities are providing for the welfare of their employes, and that workmen who properly consider their families will not move to a city that has not made the necessary provision for their health and comfort. It is contended, therefore, that each city should make every provision possible to show labor that its interests are being carefully considered and provided for.

HOUSING A POLITICAL ISSUE IN OREGON

That housing is a live issue in Portland, Oregon, is indicated by the fact that Chester C. Moore and E. C. McFarland, both Republican candidates for Representative, in the Eighteenth District of Oregon, comprising Multnomah County, were nominated on platforms in which improved housing and sanitation figured.

"I am actively interested in laws pertaining to sanitation and for the betterment of living conditions of the working class of our citizens," is the statement which appeared over Mr. Moore's name, while Mr. McFarland came out yet more decisively for improved industrial housing. "I favor encouraging permanent industries," he stated, "and will support rigid regulation of housing conditions for our largely increased laboring population. They must have comfortable and sanitary housing."

CARNEGIE STEEL TO BUILD FOR EMPLOYEES

The Carnegie Steel Company has purchased from the St. Clair Improvement Co., 160 lots in Clairton, Pa., for \$75,000,

with the intention of improving housing facilities for its employees. It is the purpose of the steel company to improve all the lots with detached model dwellings, averaging six rooms and bath each, which will mean the paving and building up of six blocks on Van Kirk Street. The houses are to be of varied architecture. Some will be built of brick, some of shingles and stucco and some of frame. All are to have front and rear porches, are to sit well back from the street, and their construction will mean an outlay of over \$500,000. Work on the project will be supervised by Chief Engineer Brown of the Carnegie Steel Company. At the present time it is estimated that Clairton, to properly house its artisan population, should have at least 3,000 more houses.

While this will be the steel company's first model housing project in Clairton, the corporation has already built many houses elsewhere for its employees—at Sharon, Wilson and McDonald in this state, and at Gary, Ind., and experience has shown that the best workmen are those who are comfortably housed near their places of employment.

Y. W. C. A. TO BUILD IN WASHINGTON

Announcement has been made that the Young Women's Christian Association will make an experiment in housing at Washington by constructing a temporary structure to accommodate from 150 to 200 girls. The house will be of similar character to those that have been erected near munition factories. It will contain a large recreation hall and a dining room with a seating capacity of 1,000 with an entrance separate from that to the lodging portion of the building.

COMMENDS MICHIGAN HOUSING LAW

"It rings the knell of many housing evils resulting in impaired health and efficiency of the people of this state." This is the comment on the value of the Michigan Housing Law made by the Health Officer of Jackson, in his annual report for 1917. "The need for a housing code (for Jackson)," he says, "has been pointed out in previous reports. The newly adopted state code will, however, cover all the requirements

of the city. There has been much adverse criticism of this code, but if honestly enforced and observed great good will come of it. Some revision and amendment will, no doubt, be advisable. Nothing is perfect; but in the main the code is just and well constructed."

MORE LOW-COST HOUSES FOR CINCINNATI

Following to a large extent the general plans and methods of operation of the Schmidlapp houses for negroes in Cincinnati, Frank G. Hamer is building a number of four-flat apartment houses for both negroes and whites. In 1917 he completed four such buildings for negroes and several for whites. This year he is building in Oakly, the factory district, four flat buildings with four rooms and bath to each apartment. Though the 1918 construction costs are higher than those of 1917, the low rents that have made the Schmidlap development distinctive will not be exceeded in these.

MAINTENANCE COSTS

When the National Lead Company completes a survey of industrial housing developments which it is making for the purposing of ascertaining painting conditions in such developments, some interesting and helpful figures should be available to architects and manufacturers interested in the construction of workingmen's homes with regard to certain maintenance costs. The questionnaire, if answered fully by the owners of developments circularized, should contain some interesting statistics with regard to the respective merits of wood, brick and stucco for this type of development in so far as maintenance costs are concerned.

FIRE-PREVENTION MANUAL FOR CHILDREN

A fire-prevention manual for school children has been prepared for the United States Bureau of Education by the National Board of Fire Underwriters. It is cleverly illustrated by marginal drawings calculated to assist young students in understanding the text. Copies may be obtained by writing to the National Board at 76 William Street, New York City.

AN AMERICAN HOUSING COMPETITION

A competition involving prize awards of \$2,000 with the object of contributing something toward the solution of the housing problem—particularly the industrial housing problem—which war-time conditions have brought so conspicuously to the forefront in the social and economic fields, is being conducted by the Journal of the American Institute of Architects in conjunction with the Ladies' Home Journal.

The conditions of the competition—entries to which will be accepted till October 31—are as follows:

I. The Social Purpose

Under this title, each competitor or associated group of competitors must submit a thesis setting forth the complete purpose which should guide the development of a community, together with a summary of the social methods, either expressed in terms of buildings, or other community accessories, or in terms of legislation, which should operate toward the achievement of that purpose. This naturally calls for the projection of an ideal as measured in terms of community and national life, and requires a statement of the practical means by which there should be consistent progress toward that ideal.

II. The Economic Method

Under this title there must be submitted a thesis setting forth the financial methods of promoting community development along lines which will effectively prevent land and building speculation and the attending evils of congestion and slums, with their human and economic waste; which also will deal with legislative and administrative factors, as well as with the purpose and function of government in relation thereto, and with problems of taxation, land increments, and the fundamentals which now operate to destroy the community rather than to conserve it.

These two theses must not exceed a total of 5,000 words for both.

III. The Physical Plan

There shall be submitted, by each competitor, a plan in black and white only, sketching such physical attributes of the method of community development as are dealt with in the thesis. No special conditions are set forth in this respect. The competitors are left free to assume any physical condition as a basis of their work. In general, the competition will be judged, however, upon the provision for future growth along ordered lines as well as upon the plan for a present development. It is assumed that the development will serve an American community, with a proper proportion of industrial activity, and with the usual provisions for the needs of business and commerce.

Competitors will therefore understand that they are left free to develop an ideal, but that the practical methods of continually progressing toward the achievement of that ideal must be clearly stated. Thus a competitor has the choice of planning for a new community, an addition to an existing community, or the reconstruction of a part or the whole of an existing community.

The jury which will pass upon the merits of the entries is as follows: Thomas R. Kimball, President of the American Institute of Architects, Chairman; Louis F. Post, Assistant Secretary, Department of Labor, Washington, D. C.; Thomas Adams, Town Planning Advisor, Commission of Conservation, Ottawa, Canada; Herbert Quick, Farm Loan Board, Washington; Lawson Purdy, Chairman, Committee on New Industrial Towns, New York City; James Sullivan, Representative of the American Federation of Labor on the Council of National Defense, Washington, D. C.; Edith Elmer Wood, Philadelphia; Frederick L. Ackerman, Architect, New York City; Milton B. Medary, Jr., Architect, Philadelphia.

CONTROL OF RENT PROFITEERS—THE "NEW LONDON PLAN"

One means of relief from profiteering in rent has been worked out in New London, Conn., according to reports

which have reached the War Labor Policies Board. This remedy lies in a skilful use of a wholesome public opinion.

Because the abuse of extortionate rents and of legal dis-possession processes affect so many communities engaged in war work, the so-called New London Idea should have a wide value in the public control of selfish and unpatriotic landlords.

Felix Frankfurter, chairman of the Policies Board, thus outlines the plan:

"Abuses have been brought to light, landlords have been helped to realize new ideas of their duty to the country, and those who might attempt to persist in unreasonable practices will find themselves arrayed against an aroused community.

"Instead of allowing evils to accumulate until an exposure resulted, the citizens of New London have managed their own affairs. Rent profiteering is being prevented and other housing evils have been avoided. The procedure adopted has been roughly as follows:

"First, a committee was formed of employers of workers and representatives of the workers themselves to which was added public-spirited lawyers, real estate men and other men of excellent reputation for fairness. This committee, wishing to divide its labors so that the burden would be heavy on no one, delegated to many sub-committees or "Adjustment Boards" of three, selected from its membership, the task of hearing the complaints of tenants who felt themselves the victims of extortionate rents and unfair practices.

"One of these Adjustment Boards holds a session almost every day in every week. If the complaint brought appears to be just, the Adjustment Board requests the landlord to answer, preferably in person. If the landlord refuses to answer, for he is under no legal compulsion, or if he refuses to adjust fairly a plain case of selfish and unpatriotic rent extortion or other hardship put upon the war worker, then the Committee, without comment of any nature, will publish the facts so that public opinion itself may pass judgment upon the house owner.

"It is probable that when the remedy is applied locally and a voluntary adjustment board of the kind described is established with intimate knowledge of local conditions and with a membership which will convince all of its fairness and of its determination to drag abuse into the light, ninety per cent or more of all complaints may be settled without publication of the facts.

"Would it not be possible to work out a similar plan of action wherever it is needed? The men who will undertake it will be providing the only real remedy which may be applied in most cases and will earn the gratitude of their own community and indeed of every good American."

DEARTH OF ROOMS IN WASHINGTON RETARDS WAR WORK

Although the U. S. Housing Corporation of the Labor Department is erecting dormitories for 5000 war workers in the National Capital, there will continue to be a dearth of rooms sufficiently serious to retard war work unless the commandeering of houses on an extensive scale is resorted to, according to the Washington press.

"This situation," says the Times, "from the time it reached an acute stage last spring has retarded preparations to win the war and is of a national importance which has not been recognized hitherto. At times during this period inadequate housing has resulted in one war worker leaving Washington for every two new ones that came in, and just now departures are as great in number as they ever have been. This means the continuous breaking in of new employes and the disorganization of work while the new worker is being inducted.

"How great an obstacle this is to maximum efficiency in that city, which of all the cities in the world demands, for the cause of civilization, the greatest efficiency, may be appreciated when it is known that the War Department, in one week of excessive turnover, lost 309 employes as against 374 new ones gained. To get an idea of the money side of this problem, it is estimated that in private business it costs approximately \$50 to procure and break in a new employe.

"But the money loss, though great, is a secondary consideration. There is no doubt that the whole war program has been slowed up, and is now being slowed up, through the constant breaking in of new employees. There is a further loss of efficiency in the discomfort in which many of the war workers live

"The Civil Service Commission estimates that during September and the remaining three months of the year, 12,000 more employees will be brought to Washington. According to the Commission there was a net increase of 3000 a month in the Government's force during the summer. This means a weekly increase of 750 and is a measure of what the housing problem will be in the next four months.

"Five thousand of the total can be cared for by the new dormitories now being built, but the first of these will not be ready before Nov. 1. It will be necessary to divide the remaining 7000 between householders who have extra rooms but who hitherto have been disinclined to take in strangers—being under no economic necessity to do so; to commandeer private residences not in use and to construct new apartment houses."

GOVERNMENT HOUSING STANDARDS TO BE APPLIED TO RURAL HOUSING

Through the offices of the Secretary of the National Housing Association two important Government Departments working on housing unaware of the opportunities presented for beneficial cooperation, have been brought together. L. W. Page, Director of the Office of Public Roads and Rural Engineering of the Department of Agriculture, recently submitted to the Secretary for criticism a number of plans for farm houses. In offering his criticism, the Secretary suggested that the plans be also submitted to Joseph D. Leland, 3d of the U. S. Housing Corporation and also called the attention of Mr. Page to the standards for Permanent Industrial Housing adopted by the Corporation. To this Mr. Page replied that conference with Mr. Leland was being arranged and in addition asserted that it was his belief that the Gov-

ernment standards for housing, as far as they apply to farm houses, should be met in the designs for farm houses prepared in the Office of Public Roads and Engineering.

BOMBAY ENCOURAGES BETTER HOUSING

The Government of Bombay being desirous of encouraging sanitary housing accommodations for the benefit of the working classes in Bombay invited, early in March, competitive designs for types of cottages suitable for occupation by the working classes. A prize of 1,000 rupees (\$480.) is offered for the best design approved by a Board of Examiners appointed by the Government; or the Board may, if it thinks fit and the designs merit it, award three prizes of 500 (\$240.), 30 (\$144.) and 200 rupees (\$96.), respectively. All designs were required to be in the hands of the Board by April 30th last.

Conditions of the competition required that the designs be suitable to the conditions prevailing in the northern part of the Island of Bombay or in the Island of Salsette; that they be for cottages of ground floor (bungalow) or ground and first floor only, containing not more than a maximum of 6 apartments on each floor, each apartment to be suitable for one family, preferably a double room tenement with a small veranda in front, the net floor area of any room to be not less than 100 square feet.

Many of the standards and requirements would be applicable only to construction in the country in question, but it is interesting to note that in Bombay as elsewhere in the world today there exists a serious shortage of certain building materials and that accordingly competitors were invited to consider and suggest the substitution of others with a view to facilitating and cheapening construction. "The materials," the conditions prescribe, "should present a plain but not unsightly appearance and must be such as to give the cottage a life of about 20 years and the cost should not exceed 750 rupees (\$360.) on an average per unit uncluding all sanitary arrangements; i. e privies, bathrooms, down-take pipes, water pipes, etc."

The competitors were required to furnish verification of their estimates which were to be figured on the basis of an operation involving the erection of 500 such cottages or tenements.

WAR ORDERS CUT BECAUSE OF SHORTAGE

The War Department early in September announced that 60 cities of the East, South and Middle West and Pacific coast would have their war orders cut down because of congested housing and transportation facilities. The General Staff advised all supply bureaus of the War Department to see that placing of new orders in the cities named is reduced to a minimum. In spite of Federal appropriations to relieve the housing shortage, the bureaus were informed that in some places workers are forced to use beds in three shifts in 24 hours.

HOTEL FOR GIRLS

Further to supplement its housing provision for girl workers in New York City, the Young Women's Christian Association has purchased the Allerton House, a twelve-story building at Thirty-eighth Street and Lexington Avenue, turned out the men occupants for whom it was built originally and converted it into a low-cost boarding home. The rentals will be from \$4 to \$6 a week for rooms without baths and \$6.50 to \$8. for those with baths. There will be running water in each room.

The house is to be renamed the Tatham House after Miss Cora Tatham who has been for a number of years General Secretary of the Metropolitan Board of the Y. W. C. A.

NEW JERSEY GOVERNOR THREATENS RENT PROFITEERS

Cumulative evidence of rent profiteering having come to the hands of Governor Edge of New Jersey, he has threatened to invoke powers given him by the Emergency War Act of 1917 to deal with rent profiteers. Following a proclamation to that effect he telegraphed on October 5th to the Prosecu-

tors in every county in the state directing them to put into affidavit form all complaints received by them from tenants in their jurisdiction and to send the data to his office.

"The trouble has been," said Governor Edge in issuing his proclamation, "not that local authorities are disinclined to prosecute but rather that the authority for prosecution has been difficult to find. I propose to find the remedy even if it is necessary to proceed under the broad executive powers granted by the act of 1917; but it seems to me that the unreasonable figures of rentals come within the criminal classification of the receiving of monies under false pretenses and as such constitute an act which may properly be brought to the attention of the grand inquests in the counties."

In addition to this effort of Governor Edge to deal with the rent profiteering problem a number of cities in the State are endeavoring to meet the situation in their own behalf. Rent payers of Newark have organized to deal with unjust landlords and will hire lawyers to protect the rights of tenants.

Jersey City has adopted the plan originated in New London, Conn., elsewhere described in Housing Betterment.

In Trenton, real estate men have guaranteed their cooperation to the Trenton Housing Commission which is endeavoring to meet the various phases of the housing problem as it exists in that city. Though the rent profiteering situation is not so serious in Trenton as elsewhere, a number of complaints have been made especially by those who have suffered from the fact that houses have been sold over their heads after they had laid in their winter supply of coal.

The Kearney Housing Committee after a conference with a representative of a company owning a number of houses in the Arlington section on which rents had been increased unfairly as alleged by the tenants, announced that the company had agreed to reduce the rents one dollar monthly and the company agreed also to remain responsible for the payment of water bills. Magistrates of courts in the district have agreed that while they will not refuse to issue dispossess warrants they will first consider whether rent increases are justified before the dispossess notices are given.

HOUSING IN THE RECONSTRUCTION PROGRAM OF LABOR

Housing has figured with some prominence in the Reconstruction Program outlined by a sub-committee of the British Labor Party and likewise in that drawn up by the German Trade Union organizations and federations of private salaried employees and submitted recently in the form of a petition to the Federal Council (Bundesrat) and the Reichstag.

Under its outline for the "Organization of Demobilization," the draft of the British Labor Platform says:

"In order to prepare for the possibility of there being any unemployment, either in the course of demobilization or in the first years of peace, it is essential that the Government should make all necessary preparations for putting instantly in hand, directly or through the local authorities, such urgently needed public works as (a) the rehousing of the population alike in rural districts, mining villages, and town slums, to the extent, possibly, of a million new cottages and an outlay of three hundred millions sterling; (b) the immediate making good of the shortage of schools, training colleges, technical colleges, etc., and the engagement of the necessary additional teaching, clerical and administrative staffs; (c) new roads; (d) light railways; (e) the unification and reorganization of the railway and canal system; (f) afforestation; (g) the reclamation of land; (h) the development and better equipment of our ports and harbors; (i) the opening up of access to land by co-operative small holdings and in other practicable ways."

Under the head of "The Democratic Control of Industries" and the section on "Municipalization," the platform goes on to say,

"The Labor Party holds that the municipalities should not confine their activities to the necessarily costly services of education, sanitation and police; nor yet rest content with acquiring control of the local water, gas, electricity, and tramways; but that every facility should be afforded them to acquire (easily, quickly and cheaply) all the land they require and to extend their enterprises in housing, town planning,

parks and public libraries, the provision of music and the organization of recreation; and also to undertake, besides the retailing of coal, other services of common utility, particularly the local supply of milk, wherever this is not fully and satisfactorily organized by a co-operative society."

Under the head of Housing, the petition of the German Trade Unions makes the following proposals:

1. The erection of small dwellings shall be promoted through participation by the State and communes in the capital stock of public welfare building associations, through the sale of fiscal or communal land at moderate terms, or through the leasing in the form of hereditary building rights to such associations, through the granting of mortgage loans at moderate interest and easy refunding terms by insurance institutes and state and communal savings banks, or through the guaranty by the State of mortgage loans made by third parties.

2. The communes shall see to it that the building land at present lying idle, whether privately or publicly owned, shall be opened up as soon as possible; they should make the reduction of improvement taxes and other real estate taxes and the promotion of the erection of small dwellings part of their program, and they should also erect dwellings on their own account.

3. The settlement on the land of disabled soldiers who are familiar with and capable of agricultural labor shall be promoted through creation of suitable State, communal, and corporate organizations and through subsidies to welfare associations which devote themselves to this task. Home colonization, a matter of very urgent necessity, shall be promoted by the fixing of low fares for local and suburban traffic.

4. House owners shall be granted concessions in the matter of payments of mortgage interest which have fallen into arrears during the war through no fault of their own. In order to clear off such arrears the mortgage arbitration board shall with due consideration of the income and financial situa-

tion of the debtor endeavor to induce the creditor to accept payment by installments or to remit part of the debt, or where necessary it should pronounce its own award.

Security for mortgages on real estate shall be provided up to a certain limit from state funds.

HOUSE SHORTAGE IN GERMANY

Due largely to a decline in building activities such as has taken place in both England and the United States, Germany faces a housing problem which has been the subject of two Government investigations during the past year, one by the Division of Labor Statistics of the Imperial Statistical Office, the other by the Central Welfare Bureau of Berlin. The results of both investigations indicate that the shortage of houses probably will be aggravated after the war.

Based on an investigation of conditions in 91 cities of more than 50,000 population, figures show that in 1916 only one-ninth as many houses were built as in 1912 and only one-twelfth as many apartments. In 1912, 9,507 houses were built containing 64,107 apartments; in 1916, 1,009 houses containing 5,015 apartments. The intervening years show an abrupt decline. In the matter of small dwellings 33 cities sent in figures suitable for comparison. Of these, four show an increase and 29 a decrease as compared with 1915. A consequent decrease in the number of unoccupied dwellings is commented upon in the report as follows:

"In contradistinction to the first two years of the war the number of unoccupied dwellings has decreased in the great majority of cities, so that 1916 has witnessed a complete and sudden change in the development of the housing situation. While there is no reason whatever to fear a general shortage of dwellings after the war, the situation is nevertheless very unfavorable in an extraordinarily large number of communities, and the danger of a grave scarcity of dwellings must not be underestimated."

Upon the showing of a census of unoccupied dwellings conducted in 1916 in Westphalia by the Westphalian Small

Dwellings Association, the Imperial Statistical Office comments as follows:

"Though it is true that there is no danger of a general scarcity of dwellings after the war, nevertheless, in a large number of communities in Westphalia, the situation requires careful watching, and in several communities there is great probability of a scarcity of small dwellings after the War."

The Central Welfare Bureau of Berlin conducted its investigation through 809 co-operative building societies. Of these between 35 and 45% reported that there is at the present time a shortage of small dwellings, especially in cities of 100,000 inhabitants and over. About 60% of the societies anticipate a shortage after the war. The majority of those societies which report no shortage at the present time foresee such a shortage after the war.

HOUSING CONDITIONS IN SILESIA

In connection with statements made by Count von Hertling and Dr. Bernhard Dernburg in the Prussian upper house on January 15 regarding the bad housing conditions prevailing in many large industrial towns, it is pointed out in German newspapers that conditions are particularly bad in the lower Silesian mining districts. In Waldenburg 73% of all the houses have only one room; in Dittersbach the percentage is 78; in Altwasser, 89; in Ober-Waldenburg, 82.5; in Gottesberg, 97 and in Hermsdorf, 97.9.

ENGLISH IDEAS ON RECONSTRUCTION

English thought is turning persistently to problems of reconstruction—to none more persistently than to that of housing. That a program, befitting in foresight and completeness the scale of contemplated after-the-war building operations, should be worked out "before setting to work on industrial schemes and before industrial reorganization has gone too far," is the concern of those who for years have been leaders in housing and town planning.

A report recently submitted to the United States by Consul General Skinner at London indicates the wide scope of the study which is being conducted by the British Ministry of Reconstruction. The total number of committees and commissions involved in the study is 87. Four of these are working on the housing problem.

Much of great value is being written upon the subject, much of it characterized by breadth of view which presages a new era in both the housing and town planning movements.

"New Towns After the War," is the title of a book of 84 pages recently published, expressing the views of the National Garden Cities Committee, in regard to the spending of money on after-the-war garden cities. Not only is it a plea for the building of garden cities, but it urges that all the money to be spent on after-the-war housing be spent in this way, and shows that by so doing England might have 100 garden cities. S. D. Adshead, reviewing the book in "The Organizer" points out that "Whilst there is much to be said for the establishment of more garden cities on the Letchworth lines, at the same time it would certainly not be an act of heroism, but rather a work of fanaticism to spend all the money in this way."

"The problem before us," he says, "is as much one of improving old towns as of building new ones, and whilst it might be well to consider in connection with this cottage building the creation of a few garden cities, at the same time the main effort will have to be directed toward improving our present towns and extending them on improved and healthy lines."

That advantage should be taken of the "high degree of national consciousness which will survive the war, to inject into a movement of such universal appeal as that for fit homes that measure of idealism necessary to place housing in its proper relation to town development, and town development to national welfare," is the plea of C. B. Purdom, writing in "The Organizer" for March 1918.

Mr. Purdom, who for years has been a student of town planning and is well known to America as the author of "The Garden City—A Study in the Development of a Modern Town," sees a great opportunity in the stupendous home-

building operations which England will be compelled to undertake within the next five years. It is pointed out that "the most careful estimate of the number of houses required within the next five years is one million, and the estimates vary up to a million and a half. Applications for nearly a quarter of a million cottages have been received by the Local Government Board, to be put in hand immediately the war ends. But that number, great as it is, covers only the mere shortage of houses for the working class. It does not provide for the demolition and rebuilding of more than a small proportion of the millions of more or less insanitary houses to which the men now fighting will be expected to return. Neither does it provide for middle-class houses. The holding up of building since the war began, and the deterioration of existing buildings that has proceeded during the period has created a gigantic problem, and when the requirements for the new factories are added to it, it will be seen to what enormous proportions it extends."

Mr. Purdom points out that the great bulk of this after-the-war housing will depend upon national funds. Government subsidy has been agreed upon as a necessity to the extent, probably, of £30,000,000.

"The implications," says Mr. Purdom, "are wide. They include a certain degree of central control. They also suggest a greater susceptibility to general design than our modern building has been subject to hitherto. So that when we set all these factors in the conditions of political enlargement and social enterprise that the times will provide, it is not an exaggeration to say that the circumstances will be unique, and that an opportunity will be presented of a sort that has never yet appeared and perhaps will never recur.

"What that opportunity amounts to is plain—it is that of a national town-building policy. The point I wish to make here is that housing should be considered in relation to industrial, agricultural and social requirements for the purpose of arriving at such a policy as a means of national reconstruction."

Adequate town-planning, however, he goes on to say, de-

pend upon an understanding of the town, its functions, the laws of its growth, the limits of its efficiency, its reaction upon the State.

In England, he asserts, "the consideration of the laws of town-construction and the elucidation of the determining principle of unity are as yet in the most elementary stage."

But even so, the English ideas he maintains—and this perhaps is the most interesting of his ideas to American housing workers—"touch the matter much more surely than do those of the foreign town-planner. It is not for nothing that our town planning is the outcome of a sanitary rather than an aesthetic movement. With us the individual house is always the great concern: the convenient, comfortable, family house. We do not invariably get it, it is true; but in that ideal there is something simple, necessary, and universal—the expression of a common need around which the town idea may grow. It is in the study of the home in relation to its environment that we shall find the starting-point for a satisfactory modern theory of the town.

"When such a theory has been worked out we shall be in a position to arrive at our town-building policy."

"Our national future," Mr. Purdom concludes, "depends upon the careful handling of the problems that arise in our urban communities. To intensify those problems by ill-considered building in the first confusion of peace would be a misfortune from the effects of which we might never escape. In the interval we have the chance to make thorough preparations—to include a new town planning formed upon creative ideas. It is a great opportunity that is given to this generation. We have been, and are, engaged upon a work of inconceivable destruction; we may convert our energies to the greatest constructive social enterprise that our race has known."

REPATRIATION MAIN TOPIC AT SECOND AUSTRALIAN TOWN PLANNING CONFERENCE

The Second Australian Town Planning Conference and Exhibition held in Brisbane July 31 to August 7 and repeating

on a larger scale the success of the First, held in Adelaide last year, was occupied chiefly with repatriation problems, soldiers' settlements and various aspects of town planning, though the general subject of housing received conspicuous attention.

Some 520 delegates attended from all parts of the Commonwealth including His Excellency, the Governor-General, Sir R. Munro Ferguson, various Cabinet Ministers from the Commonwealth and State Governments, Lord Mayors and many other representative people.

The Exhibition itself, lent by Charles C. Reade, Government Town Planner of South Australia, was very complete. It comprised a large collection of plans, photopgraphs, diagrams, etc., of town planning and housing operations in Great Britain, Europe, United States, Canada, India and Australian States. The catalogue to the exhibit, giving some conception of the extent of the exhibit itself, is a booklet of 112 pages, the very interesting descriptive notes in which were written by Mr. Reade.

A lively discussion was created in the course of the Conference by the proposals of the Commonwealth Minister for Repatriation, Senator Milne, to found separate communities in open country for soldiers who were 40 per cent. below the margin of fitness, the minister freely admitting that it meant segregation. The Conference unanimously condemned the proposal and voted instead in favor of the principles laid down by the Minister in Control of Town Planning, Hon. H. N. Barwell, who maintained that,

"The idea of the self-contained and self-supporting soldiers' settlement, whether rural or urban is one that readily appeals to and captivates popular imagination. Analysis, however, discloses strong objection. It savors overmuch of segregation that is undesirable, both from economic and social standpoints . . . In any proposal, undue segregation must clearly be avoided, in the best interests of the soldier, as well as the State. This is likely to be achieved only where the soldiers' settlement is not consciously planned as a distinct unit, separated from ordinary development—rural or urban. In other words, repatriation works or undertakings generally are likely

to be more successful if they are regarded and treated as a part of the post-war industrial and social reorganization and development of Australia. . . . Town planning and rural planning embracing repatriation is a fundamental requisite preliminary and essential to such reorganization and development if Australia is to avoid the costly errors of other countries where immigration to town and country has been encouraged without sufficient planning in anticipation thereof."

The principal discussion in reference to Town Planning turned on the question of legislation. Two papers were read, one from New South Wales, and the other from Australia, presenting different points of view. After hearing both papers the Conference unanimously decided in favor of the principle, "That full Town Planning powers be conferred on local authorities, with the right to control by the State Government," as opposed to the principles advocated in New South Wales in favor of making the central authority solely advisory and placing the supreme power and town planning control entirely in the hands of the Councils.

During the Conference week it was announced that the Hon. J. D. Fitzgerald, M. L. C., President of the Conference, had been appointed Minister for Town Planning in New South Wales. Two out of six states of the Commonwealth now have separate Town Planning Ministers. Town Planning legislation both in South Australia and New South Wales will be submitted to the respective State Parliaments this year.

The next Conference will be held in Sydney in 1920.

The office of the National Housing Association is in recent receipt of the Official Volume of Proceedings of the First Australian Town Planning Conference held at Adelaide Oct. 17 to 24 last year, the program of which was reviewed in a previous issue of Housing Betterment. It is a paper-bound volume of 165 pages, copiously illustrated and otherwise replete with matter of interest to housing workers and city planners.

RECENT BOOKS AND REPORTS ON HOUSING AND TOWN-PLANNING.

Prepared By F. W. Jenkins,
Librarian, Russell Sage Foundation.

Akron, Ohio.

Goodyear Heights Realty Company (Akron, Ohio.)
Which shall it be, home or hovel? 18 p. illus. Akron,
Ohio. The Company, c. 1918 Small pamphlet descrip-
tive of the latest results of the home development pro-
ject started by the Goodyear Tire and Rubber company
some time ago.

Australia.

Australian town-planning conference and exhibition. Of-
ficial program for first Australian Town-planning and
housing conference and exhibition, Adelaide, South
Australia, October 17-24, 1917. 24 p.

"Marks the growth of the city-planning movement
in Australia through the work of Mr. C. C. Reade."

Babrapur, India.

Geddes, Patrick. Town Planning in Babrapur. Lon-
don, Murray, 1918.

Beloit, Wisconsin.

Beloit, (Wis.). Eclipse home makers, Inc. Eclipse Park;
preliminary information and general description of
houses with terms of sale. 19p. illus. Beloit, The Com-
pany n. d. A Scheme whereby an attractive home may
be easily acquired; particularly applicable to the em-
ployees of Fairbanks, Morse & Company.

Buffalo, N. Y.

Buffalo. (N. Y.) Department of Health. Buffalo's hous-
ing conditions. 6 p. typewritten. 1918
Survey shows that the city is facing an acute shortage

of houses and apartments of reasonable rental. Government workers inadequately housed under existing conditions. Plea for the erection of permanent homes.

Cleveland, Ohio.

Cleveland. (Ohio). Chamber of Commerce. The Cleveland homes company, a plan for housing Cleveland's workers; an address by P. L. Feiss, 9 p. Cleveland, Chamber of Commerce. 1917.

Davenport, Iowa.

Report to the Mayor and City Council of the City of Davenport, Iowa, on city planning for Davenport, submitted by R. E. Sawistowsky, City engineer. 81 p. illus. Davenport, 1918.

Unusually complete scheme for the re-planning of the city. The questions of bathing beaches, bridges, parks and play-grounds are discussed in turn. Davenport lacks the power of Excess condemnation, which lack has had somewhat detrimental results.

Dekkan, India

Ayyar, C. P. V. Town planning in ancient Dekkan, with an introduction by Patrick Geddes. Illus. N. Y. Stechert, 1917.

Duluth, Minnesota

Magnusson, Leifur. Modern industrial suburb. 25p. illus. Reprinted from the Monthly Review of the Bureau of Labor Statistics, April, 1918. A description of Morgan Park at Duluth. Author says "The Development thus presents one method at least of housing a temporary labor force and may, therefore, be instructive to all industries of a temporary nature."

Elizabeth, N. J.

"Triumphing Over the Gridiron Plan" by Lawrence Veiller, Architectural Record, July 1918, illus. A description of the development of the Economical Homes Co.

England

Childs, R. S. New garden cities of England. N. Y. Com-

mittee on new industrial towns, 1918. Reprinted from the Outlook, March 9, 1918. An argument in favor of government control. English and American methods contrasted.

Co-partnership housing in England. 7p. Reprinted from The Journal of the American Institute of Architects, April 1918. Description of some of the companies in existence in England. The difference between co-partnership housing and garden cities noted. Advantages of co-partnership housing shown.

Government housing scheme, Well Hall, Eltham, Kent. 28p. illus. 1917. Reprinted from the Journal of the American Institute of Architects, September, 1917. Illustrates one of the English government's operations which consists entirely of permanent buildings. A solution of the housing problem as it presented itself in connection with the workers at the Woolwich arsenal.

Great Britain. Joint committee on labour problems after the war. A million new houses after the war; a statement of the housing problem as affected by the war, and some suggestions. 8p. London Co-operative Printing Society, Ltd., 1917.

Mawson, T. H. Afforestation and the partially disabled; a sequel to An Imperial Obligation; industrial villages for partially disabled soldiers. . . . 46p. illus. London, Grant Richards, Ltd., 1917. Published for Industrial Villages Interim Committee, 32 Orchard St. Oxford, London, W.

"New Towns after the War an Argument for Garden Cities" by New Townsmen. London. The National Garden Cities Committee, 84pp. 1918.

Thompson, F. L. and Allen, E. G. Town plan and the house. London, Garden Cities and Town planning Association, 1916. "Valuable as showing a very definite connection between house planning and site planning."

Erwin, Tenn.

"A Colony in the Blue Ridge Mountains" by Lawrence Veiller, Architectural Record, June 1918, illus.

Hilton, Newport News, Va.

A self-owning town; a report to Mr. F. P. Palen, Vice-president, Newport News Shipbuilding and Dry Dock Company regarding a co-partnership scheme for Hilton. 19p. 1918. A plan whereby 'no property is ever sold off, everything being kept on a rental basis.' This idea with its advantages to the individual house holder as well as to the community as a whole, the report fully explains.

Melrose, Massachusetts.

Melrose (Mass.). Planning board. Second, third and Fourth Annual reports, 1915, 1916, 1917.

National Housing Association Publications —New York.

No. 48. "Housing—Its Relation to Social Work" By Albion Fellows Bacon, 10p. June, 1918.

No. 49. "House and Town Development in War Time" By Thomas Adams. 15p. July, 1918.

No. 50. "The Industrial Village" By John Nolen, 22p. September, 1918.

No. 51. "The Challenge of the Housing Problem" By Noble Foster Hoggson, 4p. July, 1918.

Newton, Massachusetts.

Newton (Mass.). Planning Board. Annual Reports, 1914, 1916—date.

Paris, Texas.

Paris (Texas). City Council and others. General city

plan for Paris, Texas; a basis on which may be built a city of beauty as well as utility. Illus. Paris, City Council, 1915. Proposed plan of the city attractively presented by W. H. Dunn, landscape architect.

Pasadena, California.

Damon, G. A. A "Home made" city planning exhibit and its results. Paper read before the California Conference on City Planning, Visalia, California, October 10-14, 1916. Reprinted from *The American City*, v. XV. No. 4, Oct., 1916.

Pasadena (Cal.). Civic Federation. Progress report of the City Planning committee, 32p. Pasadena, The Federation, 1917.

Pasadena (Cal.). Woman's Civic League. Some preliminary suggestions for a "Pasadena plan." Illus. Pasadena, The League, 1915.

Philadelphia, Pennsylvania.

Philadelphia (Pa.). Housing Association. Housing in Philadelphia, 1917. Seventh Annual Report.

Philadelphia (Pa.). Bureau of Surveys. Annual Report 1914-16. Report is largely given over to city planning.

Portland Cement Association. "Concrete for industrial housing." 19p. illus. Chicago, The Ass'n. 1918. Includes a list of industrial organizations which have used concrete in the construction of dwellings for their working force.

Concrete Houses and Why to Build them. 7p. illus. Chicago, The Association, 1916.

Sacramento, California.

Sacramento, (Cal.). State capital planning commission.
Report; Second annual report, 1916, 1917.

Salem, Massachusetts.

Salem, (Mass.). Planning board. Annual report, 1917.

Scotland.

Scotland, Royal commission on housing. Special report with relative specifications and plans... on the design, construction and materials of various types of small dwelling houses in Scotland. 44p. illus. Edinburgh, Govt. 1917 (Cd. 8760).

Taunton, Massachusetts.

Taunton, (Mass.). Planning board. Third Annual Report, 1917. Tout, T. F. Mediaeval Town planning. 35p. N. Y. Longmans, 1918.

United States.

American Civic Association, "Standards Set by the New Federal War Suburbs and War Cities," by Andrew Wright Crawford. 24p. Illus. Washington, The Association.

Atlas Portland Cement Co. "Industrial Houses of Concrete and Stucco." 42p. illus. New York. The Company.

"Housing after the War." by Lawrence Veiller. Architectural Record, August 1918. Illus.

National Fireproofing Company, Bulletin 113. "Natco Homes for Workingmen." 12pp. Illus. Pittsburgh, The Company.

National Lumber Manufacturers Association. Engineering Bureau. Housing and Industry, by R. S. Whiting. 24pp. illus. Chicago, The Bureau, 1918. Industrial housing as it is being carried on at the present time by various concerns in the United States.

United States. Congress. House Committee on Labor.
To provide housing for war needs; hearings. . . on H. R.
9642, Monday, February 11, 1918, 58p. Washington,
Govt. 1918.

———. Committee on Public buildings and grounds.
Hearings on H. R. 9642, authorizing the Secretary of
Labor to provide housing for war needs, February 15,
16, 18, and 19, Feb. 23, and March 18 and 19, 1918.
(Nos. 2-4). Wash. Govt. 1918.

———. Committee on the Merchant marine and fish-
eries. Housing for employees of shipyards building
ships for the United States Shipping Board Emergency
Fleet Corporation; hearings on S 3389 to authorize and
empower the United States Shipping Board Emergency
Fleet Corporation to purchase, lease, requisition or
otherwise acquire improved or unimproved land, houses,
buildings and for other purposes, January 25 and 28,
1918. 80pp. Wash. Govt. 1918.

———. Labor Department. Bureau of Industrial hous-
ing and transportation. Standards recommended for
permanent industrial housing developments. 15p.
Wash. Govt. 1918. These standards were adopted
after discussion at a series of conferences at which
many authorities were present.

Wales.

Chapell, E. L. ed. Welsh housing yearbook, 1916. Car-
diff, South Wales. Garden Cities and Town Planning
Association, n. d.

Williamsport, Pennsylvania.

Williamsport, (Pa.). Board of Trade. Prospectus Wil-
liamsport Realty company; report of an industrial vil-
lage at Williamsport, Pa. 8-20p. Williamsport, The
Board, 1917.

Williamsport, (Pa.). Williamsport Improvement Co. Saw-
yer Park Homes; modern houses at pre-war prices on

easy terms. 24p. illus. Williamsport, the Company, 1917. Result of agitation by the Williamsport Board of Trade. The Williamsport Improvement Co. is the outcome of the proposed Williamsport Realty Co.

Wood, Jr., A. G. Community Homes. 25p. The Author, c1918. A plea for the encouragement of the community home spirit, as the author states, "A real home is the unit of a democracy and a democracy is only as great and as perfect as the average units of which it is composed."

NEWS NOTES.

Atlanta, Ga.—Following numerous reports by working people of alleged rent profiteering the Atlanta Federation of Trades has under way an investigation with a view to determining the justice or injustice of the landlords and to consider some definite means of relief. The probe is in the hands of a special committee consisting of J. M. Shearer, W. C. Carraway and J. Zuber. The exact manner in which the Federation will proceed, in the event the charges of profiteering are sustained, has not been determined but it is the opinion of some labor leaders that a campaign of publicity will be inaugurated.

Atlantic City, N. J.—The Housing Committee of Atlantic City, Samuel P. Leeds, Chairman, has its registrations records so organized that it was able on October 10th to find lodging for 500 munitions workers who arrived unexpectedly in the city routed to the shell-loading plant at May's Landing where housing facilities had not yet been provided. The arrival of so large a number was wholly a surprise to the Housing Committee but rooms had been found for all by night.

"We are anxious about the demands that are to be made suddenly upon us," said Mr. Leeds, "but we are prepared for any emergency and can take care of several additional thousands. All that we desire is a little notice in advance."

Baltimore, Md.—With the announcement of the organization of the Baltimore Housing Corporation, which plans to

foster the construction of 134 homes, an early improvement in housing conditions in Baltimore is expected. The organization of the Company has been inspired by civic and patriotic motives. It will not participate in the construction of any houses nor will it have financial interest in their construction, the primary object of the Company being to assist local builders in securing materials for industrial housing operations. Its activities will deal with industrial housing exclusively and the officers of the new corporation have made it plain that they will not concern themselves with any building which does not promise to provide additional housing for people engaged in war work.

Operating under the direct supervision of the U. S. Housing Corporation, the local organization will cooperate with builders by investigating proposed enterprises and after satisfying itself that the type of houses and proposed sale or rental prices are in all respects proper and comply with the specifications of the Government Housing Corporation, will then recommend that a federal building license be granted. It is believed that the efforts of the new corporation will result in a prompt renewal of construction activities.

Bridgeport, Conn.—Interesting data may develop from the effort of the U. S. Housing Corporation to determine which lines of employment in the munitions factories of Bridgeport suffer most from the lack of housing accommodations, with a view to giving the men in these employments the first chances at the new houses which are being erected by the Housing Corporation in Bridgeport.

A meeting of the heads of the 12 munitions plants in Bridgeport was called on October 4th by Field Agent W. H. Lewis of the U. S. Housing Corporation when they were asked to produce figures showing what class of help they had most difficulty in retaining. It is believed that the various employment agents of the factories can supply such figures and that the disposition of the new houses in the course of erection will be guided by these figures.

Bucyrus, Ohio.—The Bucyrus Building Company, backed by the Bucyrus Manufacturers Association, has entered into a

contract with the Ohio Steel Foundry and Carroll Foundry and Machine Company to build 25 moderately-priced houses, valued at from \$1,800 to \$2,000.

Buffalo, N. Y.—Evidence of the difficulty which renters are meeting in an effort to find suitable quarters was given on October 2nd when 67 persons called at the office of the Home Registration Service opened on that day by the U. S. Housing Corporation. It was interesting to note that everyone of the 67 requests for aid in locating a home came from persons in quest of houses or apartments. Not one request for a room was registered. A canvass of the city by the police in a search for vacant houses has been completed and tabulated lists are now in the files of the Registration Bureau.

Brockton, Mass.—The fourth annual report of the City Planning Board, which has been accepted by the City Council, makes many recommendations for the betterment of the city streets and for the economic, sanitary, and commercial improvement of the community. A consistent program for civic improvement outlined after consultation with Arthur C. Comey of Cambridge, was submitted in detail. A comparison of housing conditions in Brockton with those obtaining in other cities is made, and the superiority of local conditions noted, but room for improvement is indicated. In this connection the Board sees danger in the increasing foreign population, and criticises, what is termed, a lack of foresight shown in the past by those who had the development of the city in charge.

"It is too early yet to show by a multitude of horrible examples," says the report, "the effect that the alien colonies are having and will have upon local housing, but there are more than enough such examples to show what the tendencies are. The best time to have checked this tendency was before it began. Already there are vested interests that will oppose any effort to set standards that will deprive them of expected profits from sweating the land and piling families up in human warehouses. With every year that passes these interests will grow stronger until the time comes as it has come in other cities, when, as a matter of self-preservation, the community must act, despite opposition."

This query comes from the Board: "Why do the Poles, Italians, and Greeks push Americans, English and Irish out of the unskilled trades? Have we no profit making in that? How do they come to live in houses, unsanitary, dilapidated, out of repair? Have we no profit making in that? If there were no such houses, they would not be lived in. If Brockton permitted no dark, unventilated toilets within its borders, they would not be used. And to-day we still have the power to make the laws and set the standards of our city."

Camden, N. J.—Permits for 100 additional dwellings for ship workers in the eighth ward were issued by the building inspector on September 26th to Mark Holler for the Fairview Realty Company. This makes a total of 1,900 new houses erected in that part of the city. This latest group will be of brick, two stories in height.

Canton, Ohio.—An army of 1,200 persons scoured the city of Canton on September 30th in an exhaustive survey which is being conducted for the Government by the Stark County Council of National Defense. The survey is being made for the purpose of looking into housing conditions to determine whether Canton is capable of housing an additional army of workers for the local plants engaged in war work.

Chester, Pa.—The Sun Hill Village is the name of a new model town comprising 292 houses which the Emergency Fleet Corporation is building in Chester. The dwellings will be of the colonial type and will contain 4, 5 and 6 rooms. In addition to the single houses there will be 160 apartments and a large boarding house with 150 rooms.

Cincinnati, Ohio.—The Department of Labor has appointed a Committee in Cincinnati to form a Homes Registration Bureau for war workers. The city has an unusually large number of vacancies estimated at about 15 per cent. of the total available living accommodations. Government representatives recently visiting the city have stated that most of the manufacturing cities of the East are now crowded beyond capacity and that the Government is seeking cities in other sections of the country where existing housing facilities can

provide for a large increase in population without resulting in congestion. They have intimated in an unmistakable way that if there are as many desirable vacancies available here as seem apparent, Cincinnati will come in for its share of new war contracts and new industries. The new Bureau of Homes Registration will have as its purpose, helping prospective war workers to find suitable homes.

The Better Housing League is taking an active interest in the work of the Bureau and making a strong fight to see that decent housing standards are upheld. In spite of the fact that the Government sets the same standards that the League does, it is already apparent that the issue will have to be fought to a finish. Questions of health and sanitation are not to be disregarded in the survey which is to supply the Homes Registration Bureau with its information on vacancies.

Cleveland, Ohio.—In order to deal with hundreds of complaints of excessive rents, Paul L. Feiss, representing the Division of Industrial Housing and Transportation of the Labor Department, has established in the city a rent adjustment bureau to the secretary of which both landlords and tenants may submit questions.

Clinchfield, Va.—The International Coal Products Corporation which has extensive works here has let a big contract to a New Jersey firm of builders and contractors for the erection of 100 small dwellings for the use of employees. The work is to be commenced at once.

Coopersfield, N. J.—Owing to the need for additional facilities for the manufacture of war essentials, Horace K. Read of Philadelphia has organized the Emergency Industrial Development Company in which J. Lukens Anderson, Arthur Hampshire and J. Stanley Hartzell are associated with him. The Company has purchased large tracts of land at Coopersfield, Blenheim and Blackwood, N. J. It is said that plants are to be erected for manufacturers on the Coopersfield and Blenheim sites and housing accommodations at Blackwood. Eight firms, it is said, have already arranged to establish additional plants at the new locations attracted largely by the fact that housing facilities will be provided for their employees.

Architects are now laying out the tracts as complete communities, providing picture theatres, town halls, public library, churches and school.

Davenport, Ia.—Work on 374 houses for the U. S. Housing Corporation will begin in Davenport in the near future. Three sites have been chosen for the federal development and an office will be opened on each. Twenty-six of the houses to be erected will be duplex houses and the remainder will be single-family. It is estimated that the total cost of the development will be \$1,400,000. The contract for the undertaking was awarded to the Central Engineering Company of Davenport, with which the Gordon Van Tine Company will cooperate.

Elizabeth, N. J.—Much attention has been attracted throughout the country to a group of standardized concrete houses erected by C. H. Ingersoll of standardized cheap watch fame. Here he has achieved a four-room house with bath, a full basement all modern and ready for occupancy at a cost of \$1,000. The shell of the house is one-piece, though the floor and finish are of lumber. He has built a group of 40 such houses for his employees.

Fort Madison, Ia.—The Perfection Tire and Rubber Co. is building 100 or more houses for its workers. No two of these dwellings are to be alike and beauty will not be ignored.

Groton, Conn.—The town of Groton, at its annual meeting on September 30th, made an appropriation of \$50,000 to meet the town's share of expense in constructing streets, side-walks, sewers and furnishing other public utilities in connection with the building of houses by the U. S. Shipping Board Emergency Fleet Corporation for the accommodation of the men who are doing war work in nearby ship-building plants.

Hamilton, Ohio.—Investigations by agents of the U. S. Housing Corporation here show that there are 10 cases in Hamilton where landlords have asked exorbitant rates. The Corporation has informed the owners that unless rents are reduced their houses will be commandeered by the government. A canvass of the city by federal authorities located

lodgings for 500 men. Accommodations are needed for 1,000 more.

Harrison, N. J.—At a meeting on September 29th, the United Trades and Labor Council, following the report of its Committee on rent profiteering, adopted the following resolution:

“Whereas, the attention of organized labor has been called to the exorbitant raising of rents throughout our city by the landlords; therefore, be it RESOLVED, that this council go on record as being opposed to the injustice practiced on the working class of people residing in our community and be it further RESOLVED, that this Council advocate the passage of a law whereby property shall be assessed according to the rental of such property.”

Haskell, N. J.—E. I. du Pont de Nemours & Company are building 115 tenant houses, 3 bungalows, and bachelor quarters for employees in its plant here. The tenant houses are to be built in blocks of 5 houses, 2 stories in height, and of frame construction.

Indianapolis, Ind.—That a part of the plan of housing war workers here includes the erection of dormitories near plants engaged in war work became known when it was admitted that negotiations for the purchase of a 3-acre tract near the plant of the Stenotype Company probably will be closed in the near future.

The U. S. Housing Corporation contemplates, it is said, the erection of dormitories to house at least 400 women workers.

Jacksonville, Fla.—Prevailing congestion, high rents and the need of more houses has brought about the interference of Federal authorities in Jacksonville. The seriousness of conditions was disclosed by a report of the Chamber of Commerce which said that out of 15,879 houses in Jacksonville only 23 are now for rent. A representative of the Chamber of Commerce visited Washington with the result that the district housing adjuster for the southern states has begun an investigation in the city. Among plans which are being considered

to meet the shortage is that of securing a list of large vacant buildings such as warehouses and lofts now unoccupied which can be reconstructed into dormitories.

Jerome, Ariz.—The United Verde Company has announced that it will build twenty 5-room cottages and a group of 48 patio tenements, all with modern conveniences to be leased at low rentals to its employees in the Clarkdale district.

Lansing, Mich.—The Board of Health has put itself on record as favoring strict enforcement of all provisions of State Housing Law concerning the enforcement of which it is generally rumored that Flint, Jackson, and other cities make no pretense of complying. It is said that the provisions such as those in regard to light-wells, distance of buildings from alleys and street space between garage and house and the submission of plans to health officers are not being complied with by some owners and builders. On the other hand, many realtors, building and loan associations, as well as the City Council of Lansing, have expressed their approval of the code and are lending their aid to its enforcement.

Los Angeles, Cal.—The most note-worthy project yet developed for meeting the housing situation of the harbor is that of the newly organized Harbor Housing Corporation which proposes to start work at once on a group of buildings designed as a multiple unit hotel lay-out. Including both land and improvements the undertaking will, it is understood, represent an investment of about \$250,000. The group will comprise 14 separate buildings each occupying a lot 47x120' just off the Harbor Boulevard about half-way between the Los Angeles Ship Building and Dry Dock Company's yards and the business section of San Pedro.

Thirteen of the buildings will be given over to rooming purposes exclusively. Each will be two stories in height and will contain 35 rooms with modern conveniences. The 14th structure will contain smoking rooms, game rooms, bowling alleys, showers and a large lobby. Much of the capital going into the new housing project which is designed largely for

the accommodation of men working in the war industries of the port district has been subscribed in San Pedro itself, the Chamber of Commerce of that city having taken a particularly active interest in the enterprise.

Marcus Hook, Pa.—It is rumored that the Sun Oil Company has purchased a tract of 23 acres in Linwood on which it purposes to erect 400 dwellings to meet the housing needs of its employees. Plans are already under way, it is said, and work will be started in the near future.

Media, Pa.—The Sun Shipbuilding Company has taken over the old Harrison Mills property in Media which it expects to convert into a large hotel for at least 1,000 single workers. The building consisting of a basement and upper floors, measures 200x75'. J. N. Pew, Jr., President of the Sun Shipbuilding Company, who is evincing the deepest personal interest in the project, has given orders that no efforts shall be spared to make it comfortable and attractive. Storage and refrigerator rooms and a kitchen with modern sanitary equipment will occupy the basement. On the ground floor there will be a restaurant with a seating capacity of 1,000, a reading room, and an up-to-date barber shop, also a large dormitory and a number of individual bed rooms. The second floor will be given over entirely to bed rooms for two and three guests.

Milford, Ohio.—Plans for housing workmen engaged in the construction of the government air nitrate plant at Broadwell are being made by a group of Milford citizens. At present one hotel or boarding house adequate to handle the expected influx of construction men is in operation here and arrangements are being made to enlarge capacity of present accommodations.

Milwaukee, Wis.—William H. Schuchardt, Chairman of the Housing Commission of Milwaukee, reported to the Commission on returning from a consultation with the officials of the U. S. Housing Corporation in Washington that there was small likelihood of government aid being extended to Milwaukee until the city itself has done everything possible to

alleviate conditions. He explained that it would be necessary for the manufacturers of the community to file proof that owing to a shortage of housing the labor market is so inadequate that the speed of producing war work is materially impeded. It is doubtful whether such conditions exist in Milwaukee. Records show that there has not been an increase in homes proportionate to the increase in population for a great many years and that present conditions obtaining in Milwaukee have nothing to do with the war situation.

Mobile, Ala.—Steps have been taken to provide several hundred additional homes for ship yard workers through the organization of the Real Estate Board at a meeting presided over by Joseph S. Espalla, Jr., Chairman of the Housing Committee of the Mobile Council of Defense. The Federal Government through the Emergency Fleet Corporation will be asked to supply the necessary money. The Mobile Ship-building Company has secured option upon 87% of the vacant houses located in the abolished restricted district where it is said there are 183 houses which are to be utilized for housing workmen.

Moline, Ill.—The need for houses and apartments in Moline is great. The factories of the city are daily losing valuable men for lack of proper accommodations. Unless something is done immediately to provide houses for the men and their families war work in the city will be curtailed.

Morrisville, N. J.—With the demand for houses here increasing weekly members of the Chamber of Commerce are considering the advisability of forming a Housing Company to build houses. It is said that at least 200 homes could be rented at once and while the government will not at the present time construct any houses further away from government work than an 8-cent fare, it is believed that they would permit the erection of houses here because conditions at Bristol, Tullytown and West Morrisville would thereby be relieved.

Muskegon, Mich.—A strong sentiment for a supervised home for girls has been uncovered by a canvass of the city

for the purpose of finding homes for war workers. The canvass the workers say, has revealed the tremendous necessity for such a home in Muskegon. Rooms for men are not difficult to secure inasmuch as men for the most part are earning good wages and can afford to pay higher rentals. Girls employed in the city, however, are as a rule receiving a much smaller wage and must seek rooms where the rates are low, the result being that to live within their means they must enter rooming houses that have few conveniences, no home influences and sometimes do not bear the best reputations.

New Orleans, La.—The U. S. Housing Corporation has under way plans for the erection of 150 modern houses in Algiers adjacent to the Naval Station. Announcement to this effect was made on September 29th when George W. Person, representing the Corporation, arrived in New Orleans to arrange the details of the deal.

Niagara Falls, N. Y.—Assurance has been given City Manager E. J. Foot that work will begin immediately upon the \$1,650,000. housing project which the U. S. Housing Corporation proposes for Niagara Falls. Plans for the development call for 152 houses, some single-family and others of the group type. All buildings will be frame construction with stucco exterior with concrete basements and composition shingle roofs. In each cellar will be a furnace and laundry tubs and on the second floor a bath room. A range and sink will be provided in each kitchen.

The best class of houses will be those built for skilled workers to be located in Site A. Cheaper houses will be located on Site B and yet cheaper grade on Site C. On Site A there will be 38 single houses, 30 semi-detached houses and eight 4-family houses, making in all 76 buildings housing 130 families. On Site B, 58 buildings will house 189 families. On Site C, 22 buildings will house 68 families.

Oakland, Calif.—In view of the fact that a number of instances have been reported to the Housing Commission of attempts to demand exorbitant rents from families having a number of children, the Oakland Federation of Mothers' Clubs has decided that it is its duty to investigate housing

conditions in this regard and to report to the commission any instances in which the welfare of women or children is jeopardized. To that end the Federation has appointed a Housing Committee to cooperate with the City Commission; Mrs. C. E. Wilson, Chairman, Mrs. D. A. Porter and Mrs. J. S. Cooper.

Paterson, N. J.—Immediate erection of 100 dwellings of from six to seven rooms has been recommended to the Chamber of Commerce in a report from its War Housing Committee which is composed of Frank W. Furrey, Samuel P. Vought, Frank R. Hubben, Fred W. Wentworth and Nathaniel Sloan. The American Locomotive Works, the East Jersey Pipe Corporation, and other big industries have found it difficult to secure competent help because dwellings cannot be found to house their new employees. The committee's report shows that floating labor in war work ranges from 50% to 75% of the total number employed within any thirty days.

Perth Amboy, N. J.—The Atlantic Division of the Red Cross will undertake immediate reconstruction of the towns of South Amboy, Perth Amboy and Morgan which were destroyed by the recent TNT explosion at the Gillespie plant.

Philadelphia, Pa.—Ground has been broken and work is proceeding with celerity on the government operation of 710 workmen's houses in South Philadelphia for the accommodation of the employees of the navy yard at League Island. The work is under the direction of the U. S. Housing Corporation and will cost about \$3,500,000. Architects for the development are Rankin, Kellogg and Crane. The houses will be two stories and of brick, each 16x29' and will contain three bed rooms, living room, dining room, kitchen and bath. Each house will be provided with hot air heater, gas range and hot water heater. They will be built in rows of 6 to 12 houses with from 12 to 16' between rows.

Phoenix, Ariz.—The question of housing in Phoenix has been raised by the Trades Council and has become a most important one. Rents are, as the Trades Council says in a letter to the Council of Defense, abnormally high and there are not nearly enough houses to satisfy the demand.

Portland, Ore.—The formation of the Portland, Oregon Homes Company together with a tentative program designed to solve the housing problem of this City has been recommended by the Housing Committee named by Mayor George L. Baker. The stock shares will sell at \$100. each. The incorporators are Mayor Baker, John C. Ainsworth and Ira F. Powers.

The plan of operation includes the purchase of property, laying out of land, dedication of streets, construction of dwelling houses and study of housing and sanitary conditions and provides that any earnings in excess of 6 per cent. a year shall go into a reserve fund. The committee's report to the Mayor is as follows:

"We recommend that immediately upon its incorporation the Portland Cooperative Homes Company invite the assistance and cooperation of the citizens of Portland in inaugurating a home building campaign, and we recommend that the company create standing committees as follows: An executive committee, a publicity committee, a finance and loan committee, a materials committee, an architectural committee, an appraisal committee, a building and permit committee.

"We recommend that the Portland Cooperative Homes Company open headquarters in the downtown district and establish a home building exposition.

"We recommend that Portland Cooperative Homes Company inaugurate a home building drive and that pledges for the construction of houses be solicited in the form submitted herewith.

"We recommend that a public statement be issued by the Portland Cooperative Homes Company setting forth the terms under which it will assist in the construction of houses and that such statement be in the form of the draft submitted herewith."

John K. Kollock, Secretary of the State Council of Defense, has announced that a blanket permit for the construction of 1,000 houses has been received from Washington thus relieving the embargo against building materials which threatened to delay the building program.

Portsmouth, N. H.—The Federal Government has taken possession of the Hotel Parkfield at Kittery Point to provide housing facilities for navy yard workmen. Hotels Champernowne and Pepperell were taken over for the same purpose some time ago and have been placed under the management of L. E. Farr.

Pottsville, Pa.—The Anthracite League of this city has accepted the challenge of the Coal Operators Association to prove that living conditions during the past 30 years have driven tens of thousands of miners out of the anthracite region and thereby created a condition that has brought about the scarcity of labor at the mines. The League has suggested that the editors of Philadelphia morning papers be made judges of the dispute. "We will show the newspaper men," declared representative Frank C. Reese of the League, "the submerged homes in which the miners are required to live at Gilberton; we will show them in other towns where four or five families are required to live in one small frame structure; we will show them where miners' children are permitted to attend school only for half a day and we will show them nearly every school district in the coal region bankrupt because the coal corporations dodge paying their share of the taxes. These conditions exist in the Schuylkill district but not to the same extent elsewhere. It was not until the Buck Run and other independent operators began to take care of their miners with good homes that the big corporations have adopted a more liberal policy."

Puget Sound.—Improved housing conditions along with better board and the 8-hour day were adopted as a means of quieting the discontent among lumbermen by Col. Brice P. Disque of the Spruce Production Division of the Aviation Section of the Signal Corps.

Some months ago when Col. Disque tackled the task in the northwest, industrial war was being waged between the lumbermen and their employers. He went at once about reforming conditions which were making rebels out of more than 50,000 loggers and mill men and in a short time 80,000 workers in the states of Oregon and Washington had taken

the pledge of loyalty to their country and to their employers and spruce production leaped from 2 million to 10 million feet a month.

Racine, Wis.—The Racine Commercial Club has developed a plan for enabling the workers of the city to own their own homes, the success of the plan depending upon the willingness of both manufacturers and workers to cooperate with the Chamber, the manufacturers to furnish the funds and the workmen to assume the responsibility of home ownership. The plan being only tentative, details have not been made public but it is said to be a broadening of the principles of the Building and Loan Association so as to make home ownership possible to those who have not accumulated sufficient funds to furnish the necessary equity to do business with the Building and Loan Association or others who may be willing to lend money. Questionnaires are to be distributed among the factory men in an effort to ascertain how many desire to own their own homes and thereby to gain some idea of the amount of capital that would be necessary.

St. Paul, Minn.—Details of the construction program to permit the expansion of the St. Paul Aviation Mechanics Training School have been completed. One of the immediate requirements is housing for 10,000 men. Half that number are now housed in the Overland Building and in tents adjacent to it. Temporary barracks will have to be erected immediately if the work is to progress as per schedule.

Salamanca, Pa.—Salamanca is to build 50 houses this spring for employees of the new shops of the Buffalo, Rochester & Pittsburg Railway, which will be in operation by mid-summer.

San Francisco, Cal.—While the government does not expect to spend any money in building homes for workmen in Oakland, Alameda, Berkeley or San Francisco, arrangements have been made through the State Council of Defense that General Manager J. J. Tynan of the Bethlehem Steel Shipbuilding Company and Monte Appel of Washington, D. C., attorney for the Housing Division of the Emergency Fleet

Corporation, sanction the quick delivery of four million or five million dollars' worth of building materials for the use of private individuals or companies to build workmen's homes in Oakland and in the harbor district. Harry Lafler, Chairman of the General Housing Committee in Alameda County and the Oakland Realty Board already have tentative arrangements in view to encourage the immediate building of 1,000 workmen's homes at a cost of three million dollars. Other contractors and real estate men have signified their willingness to build houses if they can get materials.

Seattle, Wash.—Beginning in October, Seattle will build new homes at a minimum of 250 a month until the shortage of homes is made up according to J. F. Douglas, Chairman of the More Homes Bureau. "Many of those who pledge to build are going ahead on their own account," said Mr. Douglas, "but thus far nearly 100 houses have been contracted for directly through this Bureau. New applications are coming to us at an average of 10 a day so that I feel safe in saying that before October is over we shall reach and maintain a record of 250 a month through this Bureau alone. Plenty of material is on hand for all this work. We have investigated building prices of every kind. I believe we have passed the highest point. Prices are now lower than they have been here and are fairly fixed. It is a fact that building is cheaper in Seattle today than in almost any other large city in the U. S."

Steps looking toward an active campaign against Seattle landlords who have raised rents to an exorbitant figure have been taken by the Anti Rent Profiteering League, permanent organization of which was effected at a meeting in July following a series of investigations conducted by a committee appointed for the purpose. The committee reported that it discovered in several instances landlords who had raised rents more than 90% since last November. Others reported raises of 50% and more. Reports of the investigations have been placed in the hands of the U. S. Shipping Board.

South Bend, Ind.—Aid has been promised from the Federal Government to relieve the housing situation brought about

in South Bend by the increased population due to war industries. Announcements made by the officials of both the city and St. Joseph County indicate that \$700,000 is to be made available at once with the promise of an additional \$200,000 later on. Government housing experts have investigated conditions in the city and the announced action is based on their recommendations. The plan is to erect 250 houses to care for workers and their families. The city will be required to extend water mains, sewers, and paving to the tracts of land now under consideration.

Terre Haute, Ind.—Indications of a scarcity of houses in Terre Haute has brought about a survey under the direction of the Chamber of Commerce with a view to martialling figures which will induce government aid. It is believed that 200 small homes could be used at once. The special committee appointed by the Chamber of Commerce composed of Samuel E. Gray, President of the Real Estate Board, Charles E. Runyon, Howard Hyatt and S. H. McClary will get into touch with manufacturers, mine operators and other employers engaged in war work asking them to ascertain of their men how many are unable to secure homes or how many are kept away from the city because of the lack of homes.

Tulsa, Okla.—One of the most complete surveys of this city ever made was accomplished during the month of July when a complete record was made of every house in the city by a corps of 150 women under the direction of Mrs. Lilah D. Lindsey. A card was made out for each house visited showing the type of construction and present condition of the house, the number of people living there in proportion to the number of rooms. A similar survey was made in Muskogee and Oklahoma City, the object being to determine war housing conditions and to improve upon them where necessary.

Utica, N. Y.—The acute housing condition in Utica caused by the big industrial boom since war was declared has resulted in the organization of the Cosby's Manor Realty Corporation, the officers of which are John E. McLoughlin of

the Mohawk Valley Cap Factory, President, F. R. Phillips of the Savage Arms, Vice-President, John D. Strain, Secretary and Quentin McAdam of the United Knitting Company, Treasurer. The Corporation plans to build at once one-family houses in various sections of the city. Made up of leading business men of the city, the corporation has taken the housing situation in its own hands in order to maintain war industries here at the highest point of efficiency and will build as many homes as are necessary without any intention of going into the real estate business permanently. The capital stock of the corporation is \$250,000. No outside financial assistance is being asked. The corporation has secured three sites, one of 40 lots, one of 63 and a third of 150. Building operations will begin at once. The houses to be built will all be single-family and the corporation hopes to get 35 completed by early winter. They will cost about \$4,000 each, will be two stories in height and will contain six rooms and cellar and furnace and all modern improvements. The housing standards of the U. S. Housing Corporation are being complied with.

Wichita, Kans.—Wichita has an organization for the purpose of regulating the rent situation and two lawyers have been employed to make a test in the interest of the tenants. The new organization is known as the Tenants' Protective League. B. F. Sowell is its Secretary. At a meeting of the league held early in October, the following resolution was adopted:

"Whereas, the principles of democracy enunciated July 4, 1776, by John Hancock and his 55 associates, and reaffirmed July 29, 1859, by the people of the Kansas Territory, are engaged in mortal combat with autocracy, and

"Whereas, the zeal of the workmen of this nation to produce results is essential to the successful issue of the afore-said conflict, now therefore, be it

Resolved, that we, for ourselves, and for and on behalf of every overcharged tenant in the city of Wichita, declare that certain of our landlords, by taking advantage of the exigencies

of the times, which protect them from competition, and because they believe there is no written law on the subject, are mulcting their tenants by charging excessive rents and are threatening to go into the local courts to secure the eviction of such as are unable or unwilling to pay the loot, and that by so doing such landlords are practicing the art of the autocrat. Their exhibition in this regard is helpful only to the Hun. It places the landlords in the pro-German class, entirely unworthy of respectful consideration, and tends to qualify them for that position by the consequential development of their avarice and the resultant augmentation of their selfishness. What is autocracy, if it is not the selfishness of a few, allowed to feed upon the many?"

Winfield, Kans.—Winfield is experiencing a housing famine this fall due partially to the fact that a great many families are moving to town from the country to give their children the benefit of the Winfield schools during the winter months, but more largely is it due to an influx of people in consequence of the strike of a flowing oil well on adjacent farm land. Press reports assert that there is not a vacant house on the Winfield townsite and that families are renting second and third story rooms for living purposes.

Sometime ago the Commercial Club undertook to solve the problem by raising a fund to build cottages enough to supply the demands of would-be renters but after thoroughly investigating the situation discovered that on account of the scarcity and high cost of both material and labor, buildings could not be erected at this time for rental purposes as a safe investment.

